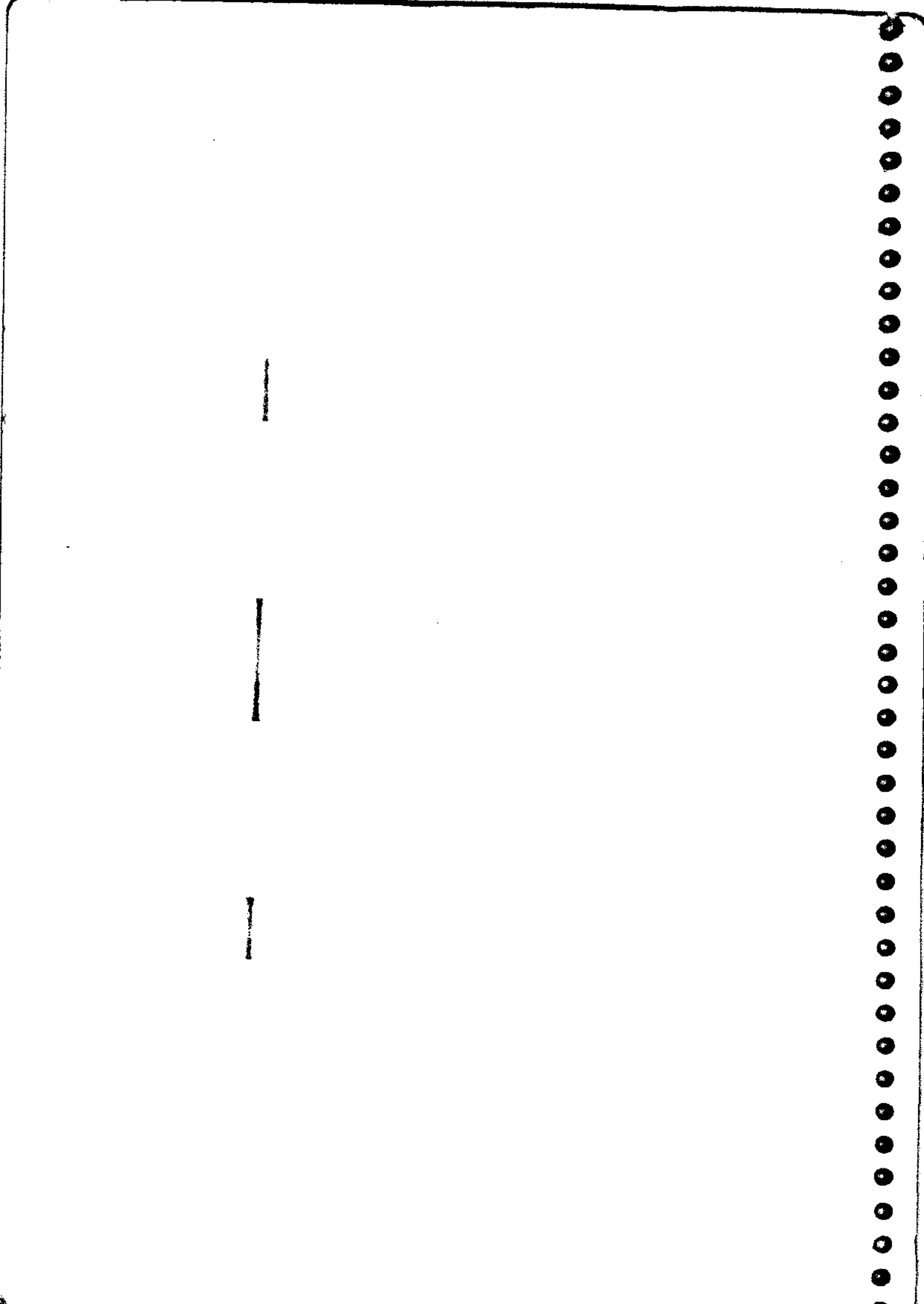


TITLE REPORT

PART-I **(Pages 1 to 267)**

Land measuring 244 (two hundred and forty four) decimal
Mouza Raigachi, Police Station Rajarhat
District North 24 Parganas

Saha & Ray
Advocates
3A/1, 3rd Floor
Hastings Chambers
7C, Kiran Shankar Roy Road
Kolkata-700001



TITLE REPORT

**Re: Land measuring 244 (two hundred and forty four) decimal, more or less,
Mouza Raigachi, Police Station Rajarhat, District North 24 Parganas**

Under instructions and on behalf of our Client, **Messieurs Siddha Sphere LLP**, we have caused searches to be made in respect of the Said Property (defined below) briefly described above and more fully described below and the details of searches are given under:

1. Definitions

1.1 In this Report, unless it is contrary or repugnant to the subject or context:

1.1.1 **Said Property** shall mean land measuring 244 (two hundred and forty four) decimal, more or less, contained in L.R. *Dag* Nos. 620, 621, 622, 623, 624 and 625, recorded in L.R. *Khatian* Nos. 2020, 2021, 2022, 2023, 2024, 2025 and 2174, *Mouza Raigachi*, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, morefully described in the **Schedule** below.

1.1.2 **Erstwhile Owners** shall mean (1) Messieurs Star Plaza Private Limited (2) Messieurs Smart Goods Private Limited **And** (3) Messieurs Well Plan Merchants Private Limited.

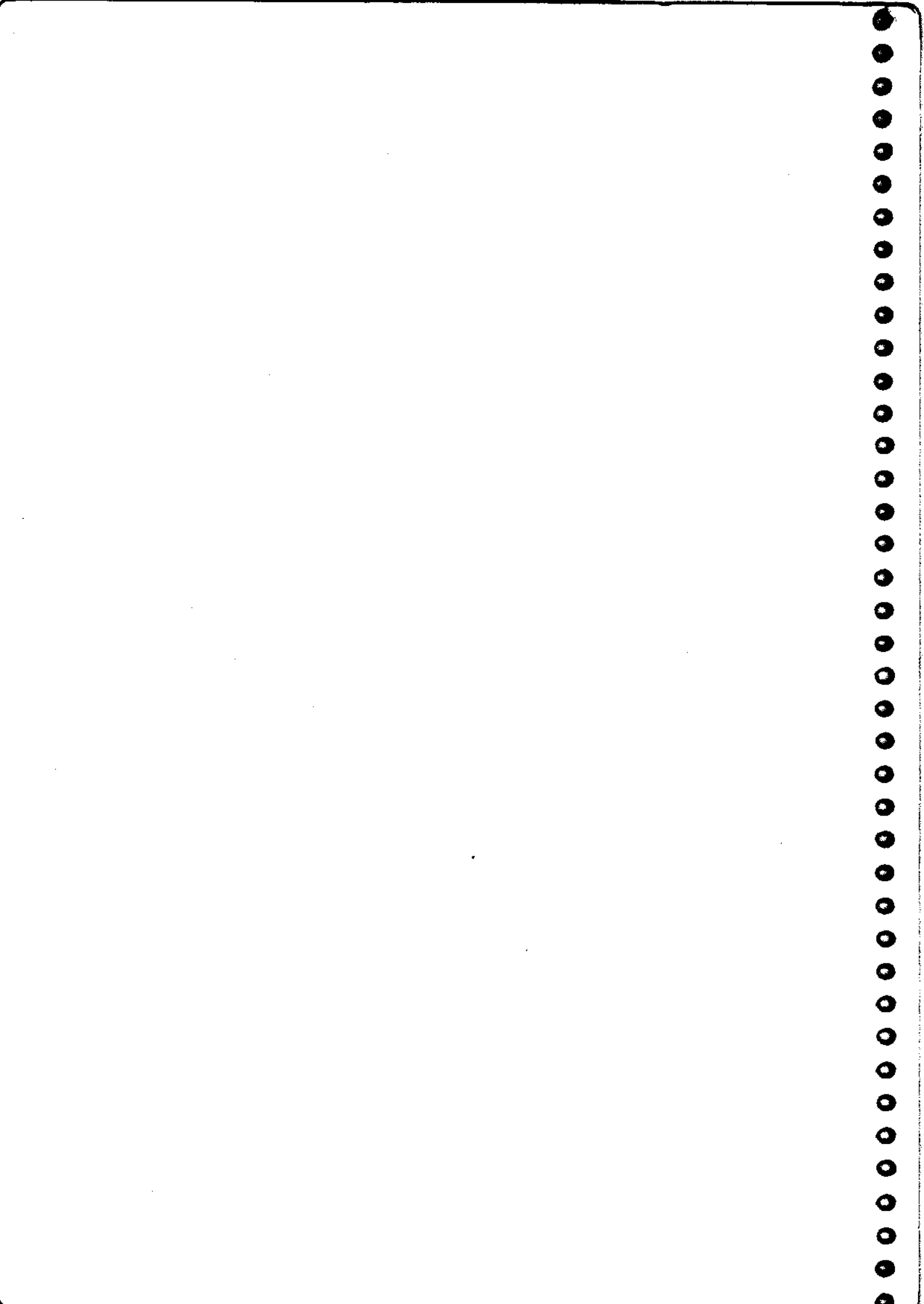
1.1.3 **Owners** shall mean (1) Messieurs Power Point Buildcon Private Limited (2) Messieurs Power Point Dealers Private Limited (3) Messieurs Sun View Infracor Private Limited (4) Messieurs Power Point Reality Private Limited (5) Messieurs Aadharseela Tower Private Limited (6) Messieurs Aadharseela Tie Up Private Limited (7) Messieurs Power Point Tie Up Private Limited (8) Messieurs Paramount Trexim Private Limited (9) Messieurs Power Point Tracom Private Limited (10) Messieurs Siddha Projects Private Limited (11) Messieurs Aadharseela Dealers Private Limited (12) Messieurs Tropex Vanijaya Private Limited **And** (13) Messieurs Wonder Vyapaar Private Limited, all incorporated under the Companies Act, 1956, having their registered office at 6th Floor, Siddha Park, 99A, Park Street, Kolkata-700016 (14) Messieurs Camellia Barter Private Limited (15) Messieurs Gladiolus Vinimay Private Limited (16) Messieurs Parsley Barter Private Limited (17) Messieurs Apricot Barter Private Limited (18) Messieurs Edelweiss Tie Up Private Limited **And** (19) Messieurs Riya Projects Private Limited, all incorporated under the Companies Act, 1956, having their registered office at Narayani Building, 27, Brabourne Road, Kolkata-700001 (20) Messieurs Goldenrod Vinimay Private Limited (21) Messieurs Barberry Commotrade Private Limited (22) Messieurs Camomile Tie Up Private Limited (23) Messieurs Digvijay Tie Up Private Limited (24) Messieurs Unnatj Sales Private Limited (25) Messieurs Adishakti Promoters Private Limited **And** (26) Messieurs Awesome Promoters Private Limited, all incorporated under the Companies Act, 1956, having their registered office at 84A, Chittaranjan Avenue, Kolkata-700012.

2. Production of Documents of Title

2.1 Inspection of original/certified copies of documents of title in respect of the Said

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Property was given and photocopies thereof were produced before us, details whereof are mentioned in **Annexure A** hereto.

3. Offices Where Searches Have Been Conducted

3.1 Registration Offices

Index-II

- From 1981 to 2011 in respect of R.S./L.R. *Dag* Nos.620, 621, 622, 623, 624 and 625, *Mouza* Raigachi, J.L.No.12, Police Station Rajarhat, Sub-Registration District Bidhannagar, District North 24 Parganas

3.1.1 Registrar of Assurances, Kolkata

3.1.2 District Registration Office, Barasat

3.1.3 Sub-Registration Office, Dum Dum

3.1.4 Additional District Sub-Registration Office, Bidhannagar

NOTE: *Prior to 2002, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Office by our representative. For the period from 2002 onwards, for electronic documents, our representative was not given access to the Index in the Registration Office and had to rely on oral information supplied by Registration Office personnel. Hence, our search report remains subjective with regard to Indices from 2002 onwards.*

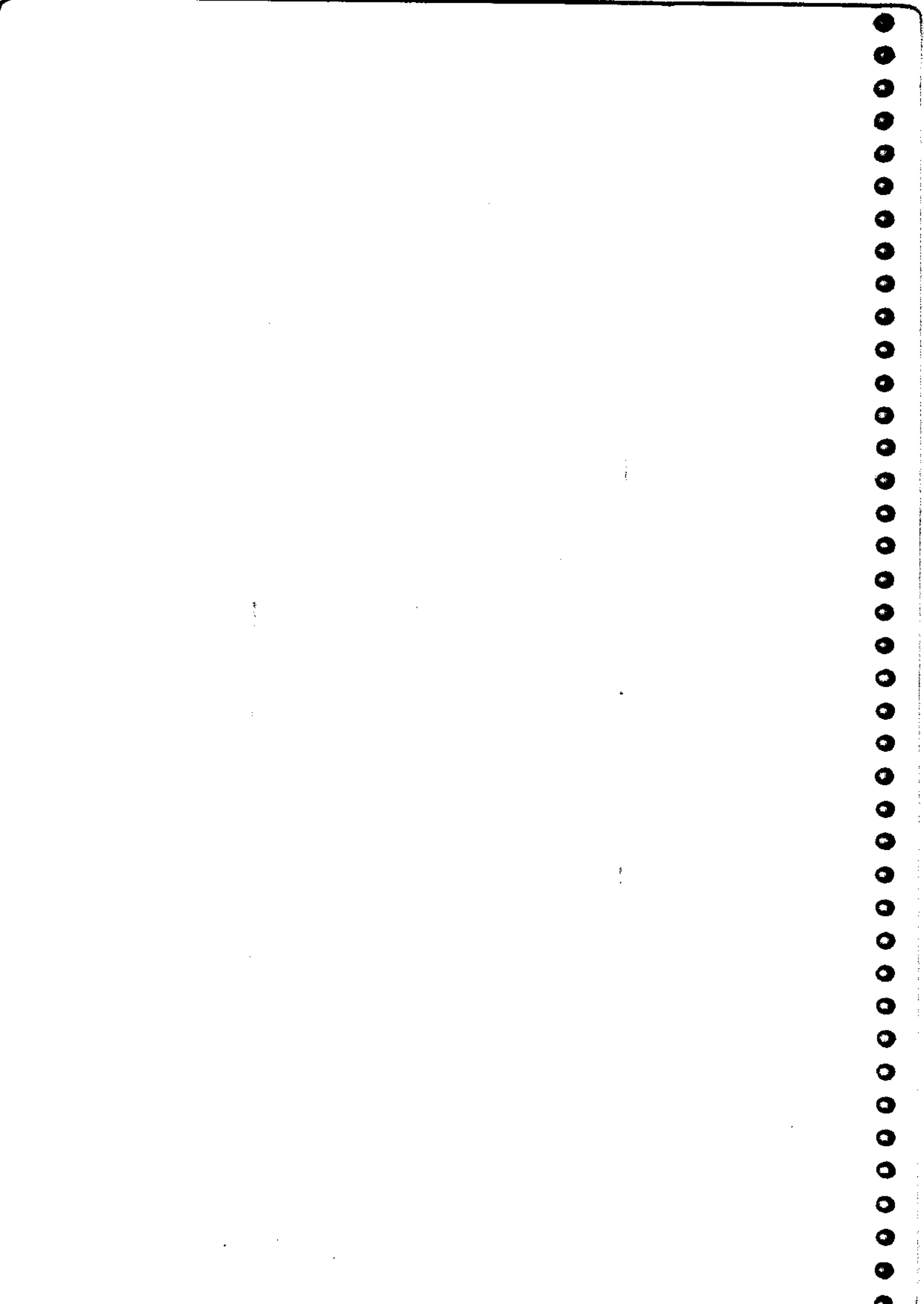
For result/analysis of search conducted in the above offices, please refer to details of **Annexure B** hereto.

3.2 Courts

- From 1999 to 2001 in the name of Kamal Moni Das
- From 1999 to 2005 in the name of Nirmala Das
- From 1999 to 2006 in the name of Kamala Santra
- From 1999 to 2006 in the name of Rumpa Santra
- From 1999 to 2006 in the name of Pintu Santra
- From 1999 to 2006 in the name of Asis Santra
- From 1999 to 2006 in the name of Rubi Santra
- From 1999 to 2006 in the name of Uma Mukherjee
- From 1999 to 2007 in the name of Niva Das
- From 1999 to 2007 in the name of Dilip Das
- From 1999 to 2007 in the name of Subhas Das
- From 1999 to 2007 in the name of Moly Das



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- From 1999 to 2007 in the name of Merry Adhikary *alias* Chandana Adhikary Das
- From 1999 to 2007 in the name of Lily Das
- From 1999 to 2007 in the name of Poli Das
- From 1999 to 2007 in the name of Binapani Das
- From 1999 to 2007 in the name of Agamoni Das
- From 1999 to 2010 in the name of Nil Madhab Das
- From 1999 to 2010 in the name of Well Plan Merchants Private Limited
- From 1999 to 2010 in the name of Star Plaza Private Limited
- From 1999 to 2010 in the name of Smart Goods Private Limited
- From 1999 to 2010 in the name of Tropex Vanijaya Private Limited
- From 1999 to 2010 in the name of Wonder Vyapaar Private Limited
- From 1999 to 2010 in the name of Digvijay Tie Up Private Limited
- From 1999 to 2010 in the name of Unnati Sales Private Limited

3.2.1 In the Court of the 1st Civil Judge, Junior Division, Barasat for Title Suit, Title Execution, Money Suit and Money Execution

3.2.2 In the Court of the 1st Civil Judge, Senior Division, Barasat for Title Suit, Title Execution, Money Suit and Money Execution

3.2.3 In the Attachment Register, High Court for any encumbered Moveable or Immovable.

For results/analysis of searches conducted in the above offices, please refer to details of **Annexure C** hereto.

3.3 Block Land And Land Reforms Officer, Rajarhat

3.3.1 Records of the office of the Block Land and Land Reforms Officer, Rajarhat

For results/analysis of searches conducted in the above office, please refer to details of **Annexure D** hereto.

3.4 Land Acquisition Collector, North 24 Parganas

3.4.1 Records of the Office of the Land Acquisition Collector, North 24 Parganas

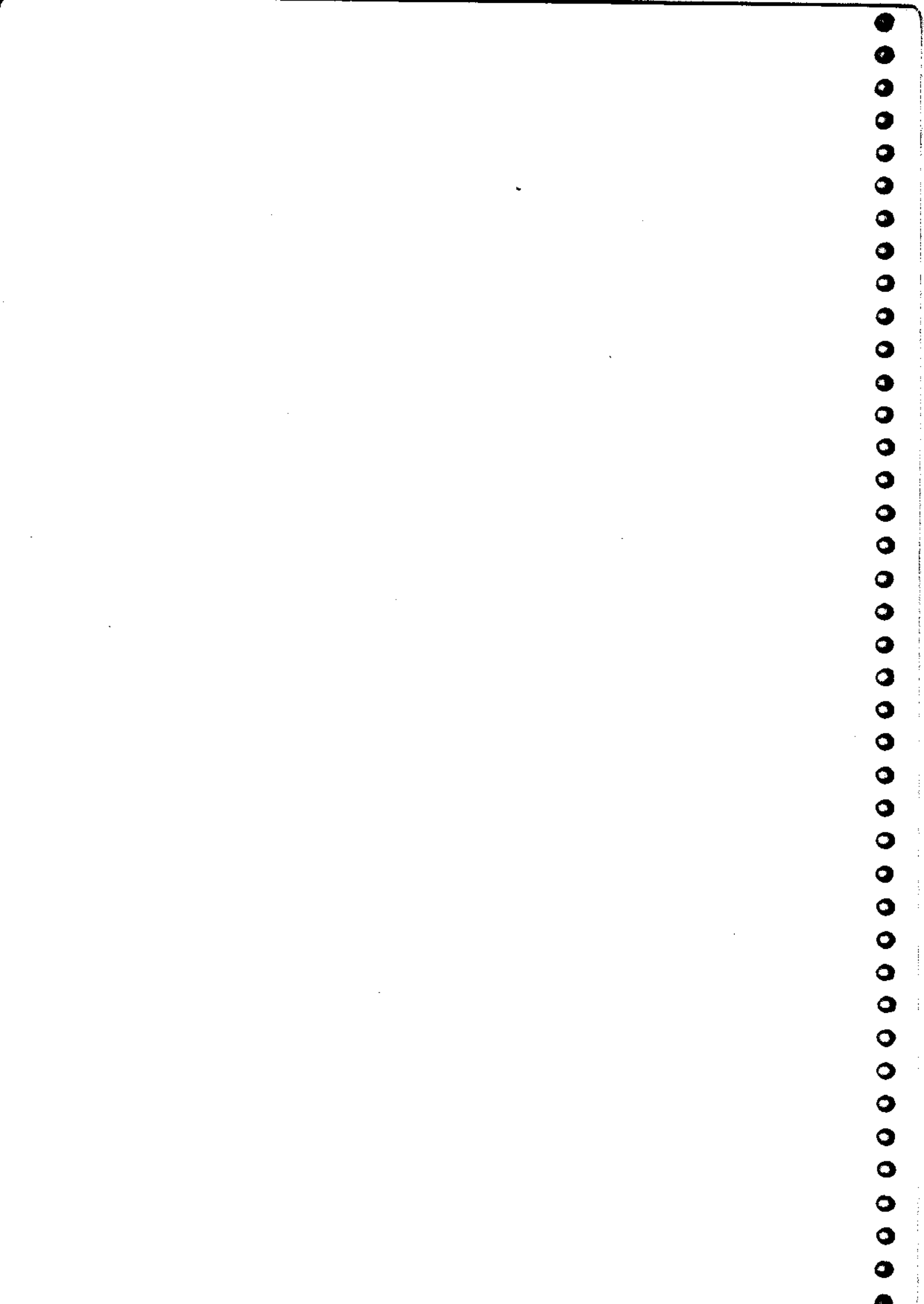
For result/analysis of search conducted in the above office, please refer to detail of **Annexure E** hereto.

3.5 Urban Land (Ceiling & Regulation) Act, 1976

3.5.1 In the Office of Competent Authority, Barasat



A handwritten signature in black ink, appearing to read "Saha & Ray".



For result/analysis of search conducted in the above office, please refer to detail of **Annexure F** hereto.

3.6 **Ministry of Corporate Affairs**

- 3.6.1 Star Plaza Private Limited
- 3.6.2 Smart Goods Private Limited
- 3.6.3 Well Plan Merchants Private Limited
- 3.6.4 Unnati Sales Private Limited
- 3.6.5 Digvijay Tie Up Private Limited
- 3.6.6 Wonder Vyapaar Private Limited
- 3.6.7 Tropex Vanijaya Private Limited

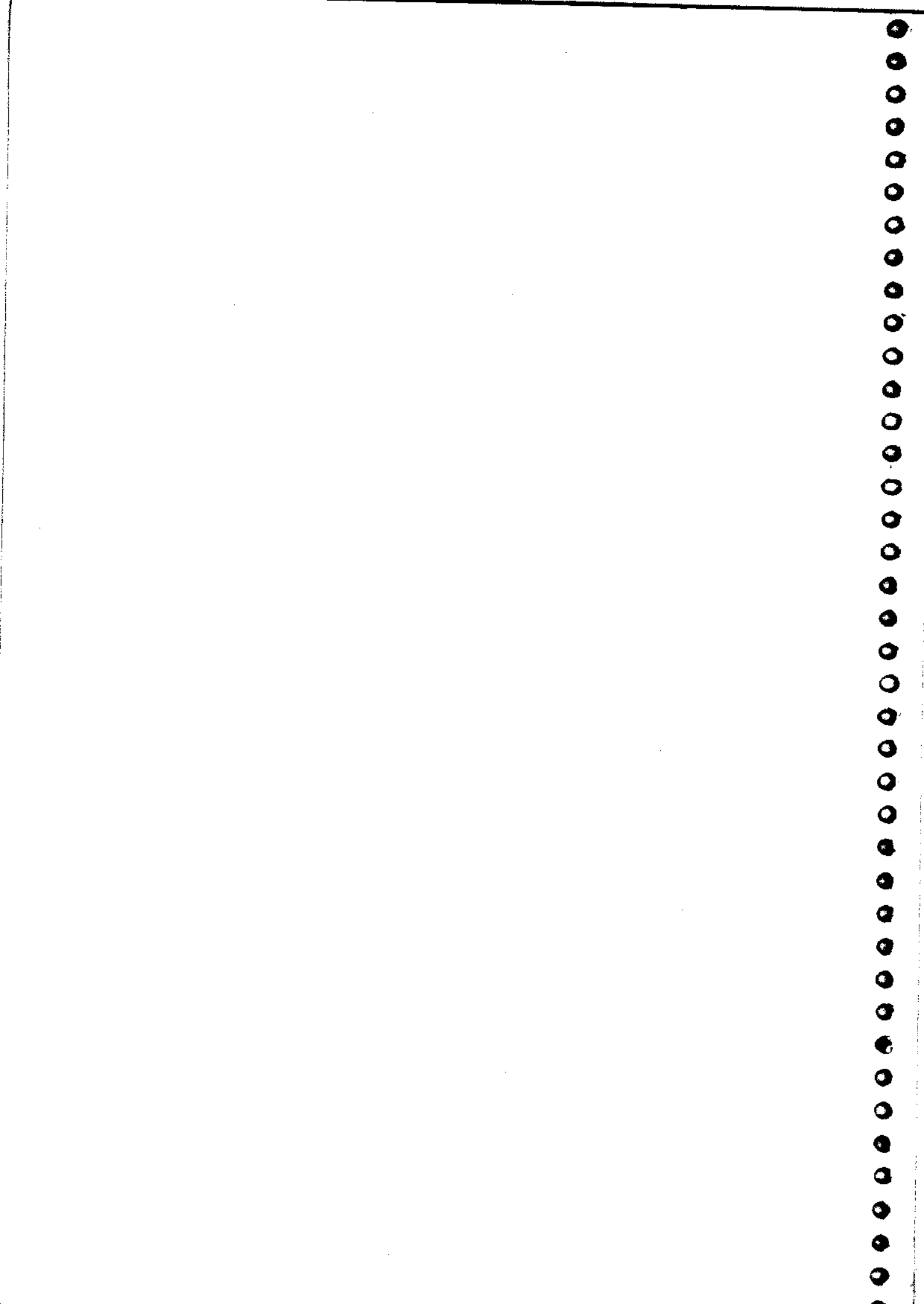
For result/analysis of search conducted in the above office, please refer to detail of **Annexure G** hereto.

4. **Title**

- 4.1 **Mobarak Hussain's Property:** By a Deed of Conveyance dated 30th October, 1957, registered in the Office of the Additional District Sub-Registrar, Cossipur, Dum Dum, in Book No. I, Volume No. 79, at Pages 133 to 134, being Deed No. 5885 for the year 1957, Mobarak Hussain Mondal purchased from Motaleb Mollah land in C.S. *Dag* No. 591 which was subsequently recorded in the Revisional Settlement in his name in respect of 13 (thirteen) decimal in R.S. *Dag* No. 620, in R.S. *Khatian* No. 621 (**Mobarak Hussain's Property**).
- 4.2 **Sale to Kamala Santra:** By a Deed of Conveyance dated 15th July, 1981, registered in the Office of the Additional District Sub-Registrar, Cossipur, Dum Dum, in Book No. I, Volume No. 243, at Pages 65 to 76, being Deed No. 9071 for the year 1981, Mobarak Hussain Mondal sold to Kamala Santra land measuring 7 (seven) decimal, more or less, out of Mobarak Hussain's Property.
- 4.3 **Sale to Rumpa Santra:** By a Deed of Conveyance dated 15th July, 1981, registered in the Office of the Additional District Sub-Registrar, Cossipur, Dum Dum, in Book No. I, Volume No. 243, at Pages 72 to 88, being Deed No. 9072 for the year 1981, Mobarak Hussain Mondal sold to Rumpa Santra the balance land measuring 6 (six) decimal, more or less, out of Mobarak Hussain's Property.
- 4.4 **Ownership of Kamala Santra and Rumpa Santra:** In the abovementioned circumstances, Kamala Santra and Rumpa Santra jointly became the owners of Mobarak Hussain's Property, to the extent of their respective shares.
- 4.5 **Pintu And Asis's Property:** By a Deed of Conveyance dated 22nd November, 1969, registered in the Office of the Additional District Sub-Registrar, Cossipur, Dum Dum, in Book No. I, Volume No. 110, at Pages 224 to 227, being Deed No. 7483 for the year 1969, Jan Mohammad Mollah and Lal Mohammad Mollah sold to Pintu Santra and Asis Santra (collectively **Pintu and Asis**) jointly and equally land measuring 27 (twenty seven) decimal, more or less, contained in C.S. *Dag* Nos. 592, 593 and 594 corresponding R.S./L.R. *Dag* Nos. 621, 622 and 623, *Mouza* Raigachi, J.L. No.12,



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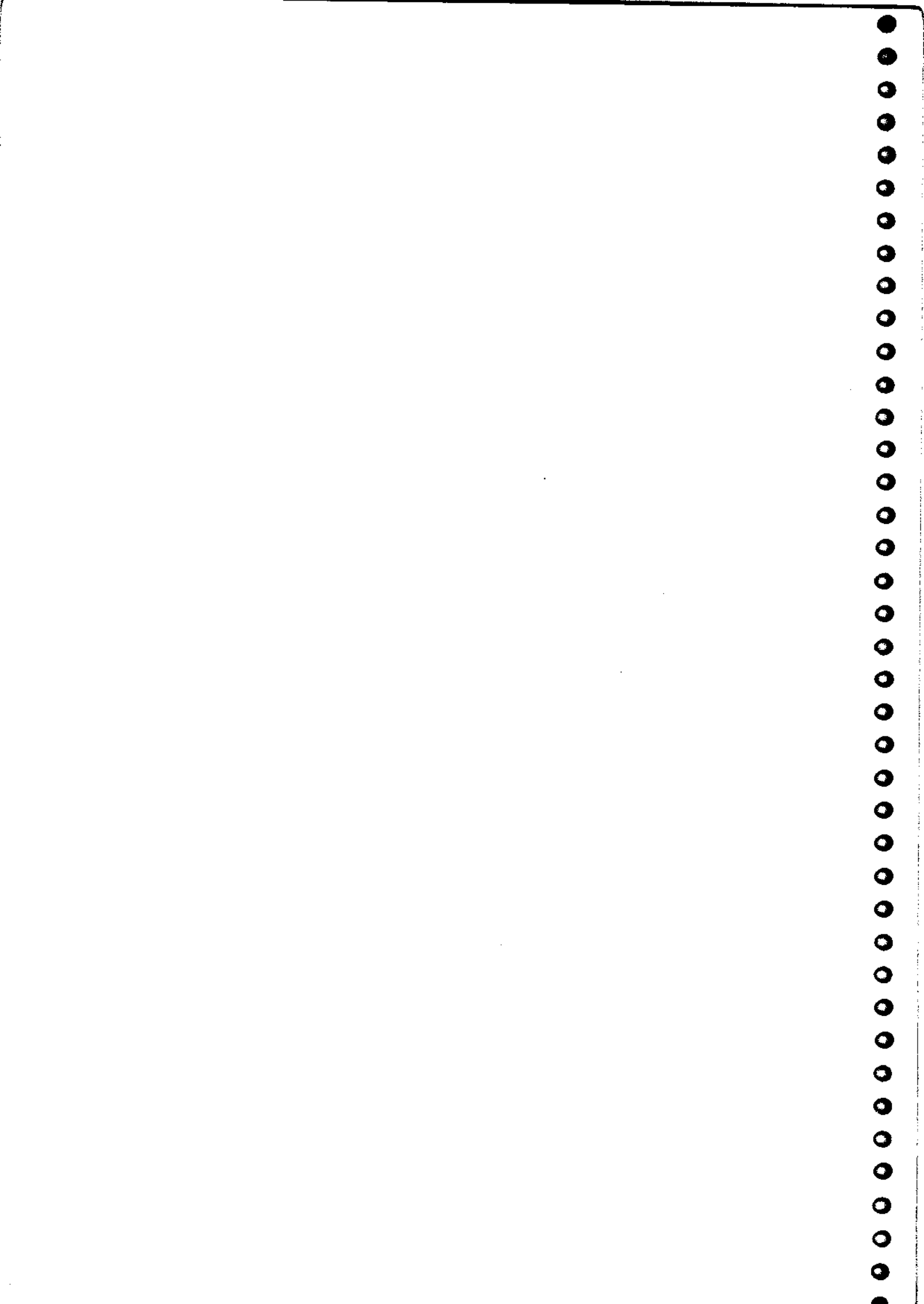


Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, District North 24 Parganas (**Pintu And Asis's Property**).

- 4.6 **Ownership of Pintu and Asis:** In the abovementioned circumstances, Pintu and Asis jointly became the owners of Pintu And Asis's Property, each of them having equal shares therein.
- 4.7 **Ownership of Uma Mukherjee:** Uma Mukherjee was the recorded owner of land measuring 14 (fourteen) decimal, more or less, contained in R.S./L.R. *Dag* Nos.621, 622 and 623, *Mouza Raigachi*, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, District North 24 Parganas (**Uma Mukherjee's Property**).
- 4.8 **Sale to Ruby Santra:** By a Deed of Conveyance dated 24th February, 2006, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, in Book No. I, Volume No. 431, at Pages 148 to 167, being Deed No.07151 for the year 2006, Uma Mukherjee sold to Ruby Santra the entirety of Uma Mukherjee's Property.
- 4.9 **Ownership of Ruby Santra:** In the abovementioned circumstances, Ruby Santra became the sole owner of Uma Mukherjee's Property.
- 4.10 **Sale to Star Plaza And Others:** By a Deed of Conveyance dated 11th August, 2006, registered in the Office of the District Sub Registrar-II, North 24 Parganas, in Book No. I, CD Volume No. 1, at Pages 33, being Deed No. 08589 for the year 2006, Kamala Santra, Rumpa Santra, Pintu Santra, Asis Santra and Ruby Santra sold to (1) Star Plaza Private Limited (the Erstwhile Owner No. 1 herein) (2) Smart Goods Private Limited (the Erstwhile Owner No. 2 herein) (3) Wonder Vyapaar Private Limited (the Owner No. 13 herein) (4) Digvijay Tie Up Private Limited (the Owner No. 23 herein) (5) Tropex Vanijya Private Limited (the Owner No. 12 herein) and (6) Unnati Sales Private Limited (the Owner No. 24 herein) [collectively **Star Plaza And Others**], jointly and in equal shares the entirety of the Mobarak Hussain's Property, Pintu And Asis's Property and Uma Mukherjee's Property, being land measuring 54 (fifty four) decimal, contained in R.S./L.R. *Dag* Nos. 620, 621, 622 and 623, *Mouza Raigachi*, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, District North 24 Parganas (collectively **Star Plaza And Others' Property**).
- 4.11 **Record of Rights of Star Plaza And Others:** Star Plaza Private Limited And Others got their names recorded in L.R. *Khatian* No.2020, 2021, 2022, 2023, 2024 and 2025 with respect to Star Plaza Private Limited And Others' Property.
- 4.12 **Star Plaza's Property:** In the manner mentioned above, Star Plaza Private Limited (Erstwhile Owner No. 1 herein) became the sole owner of land measuring 9 (nine) decimal, contained in R.S./L.R. *Dag* Nos. 620, 621, 622 and 623, *Mouza Raigachi*, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, District North 24 Parganas, being 1/6th (one-sixth) share of the Star Plaza And Others' Property (**Star Plaza's Property**).
- 4.13 **Sale to Power Point Buildcon Private Limited:** By a Deed of Conveyance dated 12th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No.18, at Pages 6133 to 6148, being Deed No. 4751 for the year 2011, Star Plaza Private Limited sold to Power Point Buildcon Private Limited (the Owner No. 1 herein) the entirety of the Star Plaza's Property.



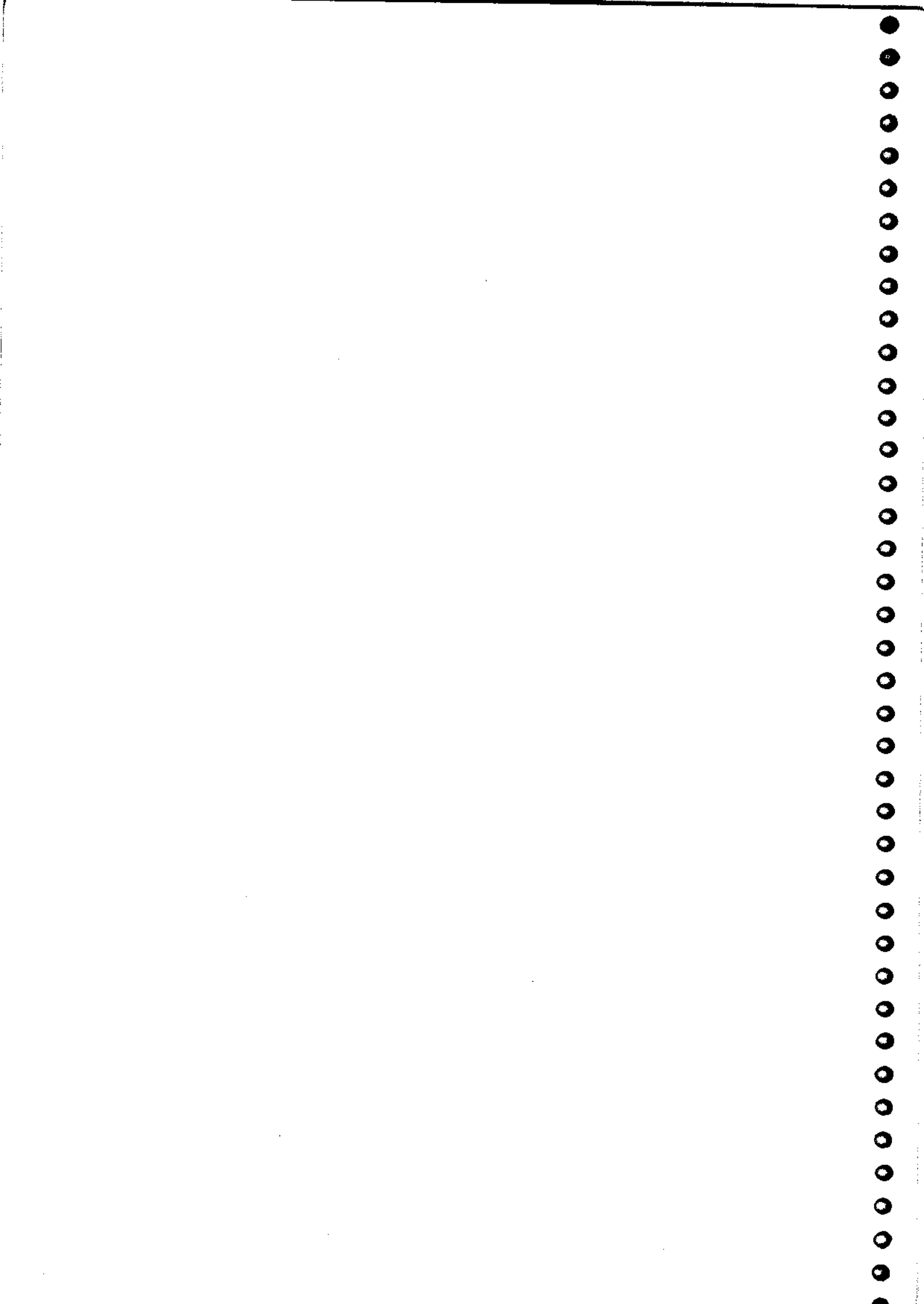
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- 4.14 **Smart Goods' Property:** In the manner mentioned above, Smart Goods Private Limited (Erstwhile Owner No. 2 herein) became the sole owner of land measuring 9 (nine) decimal, contained in R.S./L.R. *Dag* Nos. 620, 621, 622 and 623, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, District North 24 Parganas, being 1/6th (one-sixth) share of the Star Plaza And Others' Property (**Smart Goods' Property**).
- 4.15 **Sale to Riya Projects Private Limited:** By a Deed of Conveyance dated 12th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 18, at Pages 6025 to 6040, being Deed No. 4750 for the year 2011, Smart Goods Private Limited sold to Riya Projects Private Limited (the Owner No. 17 herein) the entirety of the Smart Goods' Property.
- 4.16 **Sarala Bala's Property:** By a Deed of Conveyance dated 20th December 1957, registered in the Office of the Additional District Sub-Registrar Cossipur, Dum Dum, in Book No. I, Volume No.131, at Pages 235 to 239, being Deed No.8657 for the year 1957, Sheikh Mujibar Rahman sold to Sarala Bala Dassi *alias* Sarala Bala Das land measuring (1) 94 (ninety four) decimal, more or less, contained in C.S. *Dag* No. 595 corresponding R.S./L.R. *Dag* No.624, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, District North 24 Parganas (**Sarala Bala's First Property**) And (2) 96 (ninety six) decimal, more or less, contained in C.S. *Dag* No. 595 corresponding R.S./L.R. *Dag* No.625, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, District North 24 Parganas (**Sarala Bala's Second Property**) [Sarala Bala's First Property and Sarala Bala's Second Property collectively **Sarala Bala's Property**].
- 4.17 **Records of Rights of Sarala Bala Dassi *alias* Sarala Bala Das:** Sarala Bala Dassi *alias* Sarala Bala Das duly mutated her name in the records of the Land Revenue Settlement in L.R. *Khatian* No.1354.
- 4.18 **Demise of Sarala Bala Dassi *alias* Sarala Bala Das:** Sarala Bala Dassi *alias* Sarala Bala Das, a Hindu governed by the *Dayabaga* School of Hindu Law, died intestate leaving behind her surviving 3 (three) sons, namely, Anindya Kumar Das, Pulin Behari Das and Nil Madhab Das and 3 (three) daughters, namely, Agamoni Das *alias* Lili Bala Das, Binapani Das and Kamalmoni Das as her only legal heirs and heiresses (collectively **Legal Heirs Of Sarala Bala Dassi**), who jointly inherited entirety of Sarala Bala's Property, each of them having an undivided 1/6th (one-sixth) share therein.
- 4.19 **Demise of Pulin Behari Das:** Pulin Behari Das, a Hindu governed by the *Dayabaga* School of Hindu Law, died intestate on 29th September, 1995, leaving behind him surviving his wife Niva Das as his only legal heiress, who inherited the entire right, title and interest of Late Pulin Behari Das in Sarala Bala's Property.
- 4.20 **Demise of Anindya Kumar Das:** Anindya Kumar Das, a Hindu governed by the *Dayabaga* School of Hindu Law, died intestate on 3rd October, 1996, leaving behind him surviving his wife Nirmala Das, 2 (two) sons, namely, Dilip Das and Subhas Das and 4 (four) daughters, namely, Merry Adhikary *alias* Chandra Adhikary, Moli Das, Lili Das and Poli Das as his only legal heirs and heiresses (collectively **Legal Heirs Of Anindya Kumar Das**), who jointly inherited the entire right, title and interest of Late Anindya Kumar Das in Sarala Bala's Property.



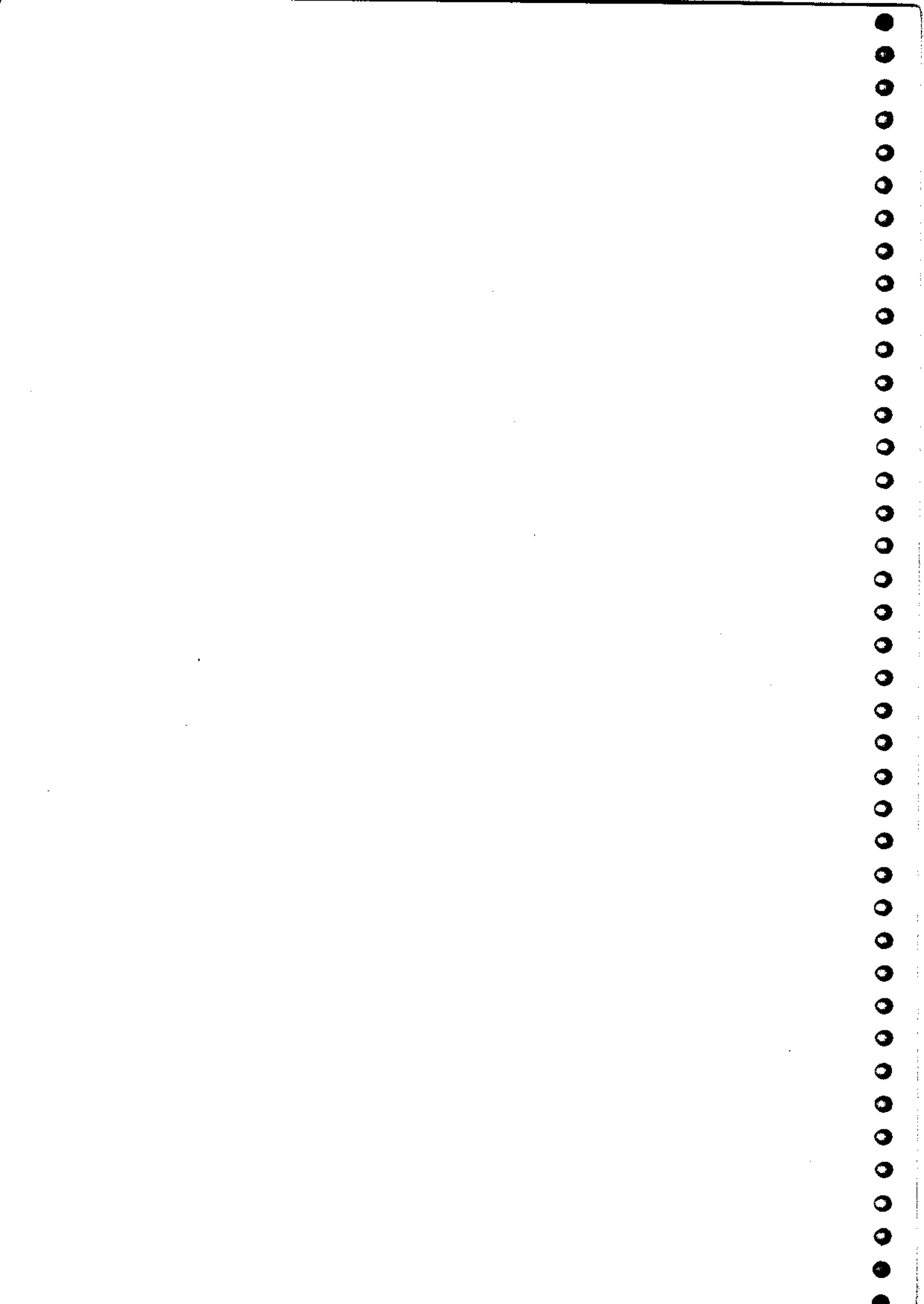
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- 4.21 **Gift by Kamal Moni Das:** By a Deed of Gift dated 2nd May, 2001, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, in Book No. I, Volume No. 4, at Pages 2545 to 2561, being Deed No.05507 for the year 2007, Kamal Moni Das, being one of the Legal Heirs Of Sarala Bala Dassi, gifted her undivided 1/6th (one-sixth) share in Sarala Bala's Property to Nil Madhab Das and Nirmala Das, jointly and in equal shares.
- 4.22 **Demise of Nirmala Das:** Nirmala Das, a Hindu governed by the *Dayabaga* School of Hindu Law, died intestate on 31st March, 2005, leaving behind her surviving her 2 (two) sons, namely, Dilip Das and Subhas Das and 4 (four) daughters, namely, Merry Adhikary *alias* Chandra Adhikary, Moli Das, Lili Das and Poli Das as her only legal heirs and heiresses, who jointly inherited the entire right, title and interest of Late Nirmala Das in Sarala Bala's Property.
- 4.23 **Gift by Niva Das:** By a Deed of Gift dated 10th October, 2007, registered in the Office of the District Sub-Registrar-II, Barasat, in Book No. I, CD Volume No. 15, at Pages 7993 to 8013, being Deed No.07935 for the year 2007, Niva Das, being the only legal heiress of Pulin Das, gifted her undivided 1/6th (one-sixth) share in Sarala Bala's Property to Nil Madhab Das, Dilip Das and Subhas Das, wherein Nil Madhab Das was gifted undivided 1/2 (half) share of 1/6th (one-sixth) share in Sarala Bala's Property and the balance undivided 1/2 (half) share of 1/6th (one-sixth) share in Sarala Bala's Property was jointly gifted to Dilip Das and Subhas Das, in equal shares.
- 4.24 **Gift by Binapani Das:** By a Deed of Gift dated 8th October, 2007, registered in the Office of the District Sub-Registrar-II, Barasat, in Book No. I, CD Volume No. 15, at Pages 7938 to 7958, being Deed No.07932 for the year 2007, Binapani Das, being one of the Legal Heirs Of Sarala Bala Dassi, gifted her undivided 1/6th (one-sixth) share in Sarala Bala's Property to Nil Madhab Das, Dilip Das and Subhas Das, wherein Nil Madhab Das was gifted undivided 1/2 (half) share of 1/6th (one-sixth) share in Sarala Bala's Property and the balance undivided 1/2 (half) share of 1/6th (one-sixth) share in Sarala Bala's Property was jointly gifted to Dilip Das and Subhas Das, in equal shares.
- 4.25 **Gift by Agamoni Das:** By a Deed of Gift dated 10th October, 2007, registered in the Office of the District Sub-Registrar - II, Barasat, in Book No. I, CD Volume No. 15, at Pages 8014 to 8034, being Deed No.07936 for the year 2007, Agamoni Das, being one of the Legal Heirs Of Sarala Bala Dassi, gifted her undivided 1/6th (one-sixth) share in Sarala Bala's Property to Nil Madhab Das, Dilip Das and Subhas Das, wherein Nil Madhab Das was gifted undivided 1/2 (half) share of 1/6th (one-sixth) share in Sarala Bala's Property and the balance undivided 1/2 (half) share of 1/6th (one-sixth) share in Sarala Bala's Property was jointly gifted to Dilip Das and Subhas Das, in equal shares.
- 4.26 **Ownership of Nil Madhab Das And Others:** In the above mentioned circumstances, Nil Madhab Das, Dilip Das, Subhas Das, Merry Adhikary *alias* Chandra Adhikary, Moli Das, Lili Das and Poli Das (collectively **Nil Madhab Das And Others**) became the joint owners of Sarala Bala's Property, each of them having their respective shares therein.
- 4.27 **Sale to Well Plan Merchants Private Limited:** By a Deed of Conveyance dated 15th October, 2007, registered in the Office of the District Sub-Registrar-II, in Book No. I, CD Volume No. 2, at Pages 249 to 272, being Deed No. 01348 for the year 2009, Nil Madhab Das And Others jointly sold to Well Plan Merchants Private Limited (the Erstwhile Owner No. 3 herein) the entirety of Sarala Bala's Property.



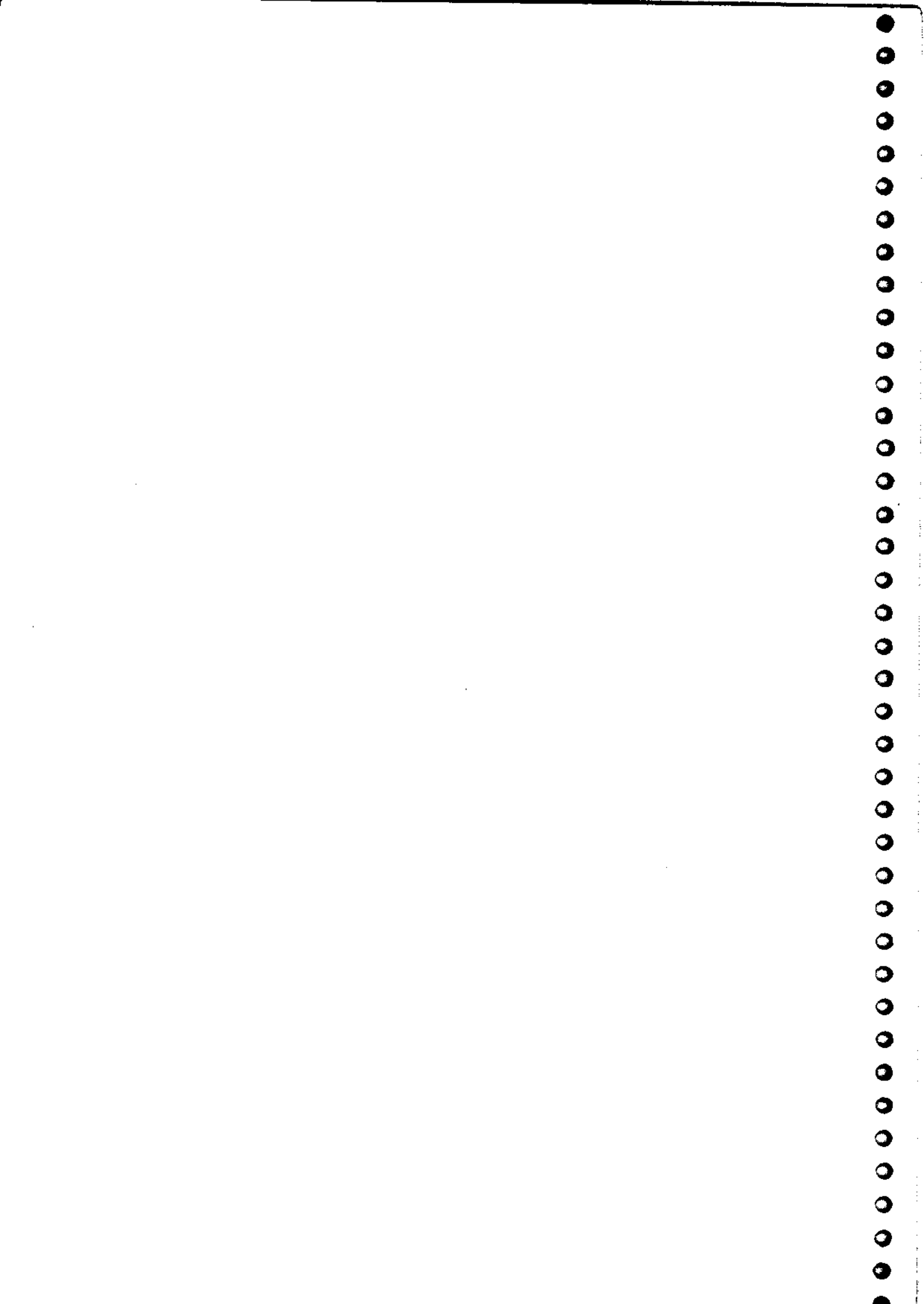
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- 4.28 **Records of Rights of Erstwhile Owner No.3:** The Erstwhile Owner No. 3 mutated its name in the records of the Land Revenue Settlement vide L.R. *Khatian* No.2174.
- 4.29 **Sale to Power Point Dealers Private Limited:** By a Deed of Conveyance dated 12th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 21, at Pages 1263 to 1277, being Deed No.5459 for the year 2011, Well Plan Merchants Private Limited sold to Power Point Dealers Private Limited (the Owner No. 2 herein) land measuring 10 (ten) decimal, out of Sarala Bala's First Property.
- 4.30 **Sale to Sun View Infracon Private Limited:** By a Deed of Conveyance dated 12th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No.19, at Pages 163 to 177, being Deed No.4756 for the year 2011, Well Plan Merchants Private Limited sold to Sun View Infracon Private Limited (the Owner No. 3 herein) land measuring 10 (ten) decimal, out of Sarala Bala's First Property.
- 4.31 **Sale to Power Point Reality Private Limited:** By a Deed of Conveyance dated 12th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 19, at Pages 486 to 500, being Deed No. 4768 for the year 2011, Well Plan Merchants Private Limited sold to Power Point Reality Private Limited (the Owner No. 4 herein) land measuring 10 (ten) decimal, out of Sarala Bala's First Property.
- 4.32 **Sale to Aadharseela Tower Private Limited:** By a Deed of Conveyance dated 12th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 18, at Pages 5995 to 6009, being Deed No. 4748 for the year 2011, Well Plan Merchants Private Limited sold to Aadharseela Tower Private Limited (the Owner No. 5 herein) land measuring 4 (four) decimal, out of Sarala Bala's First Property.
- 4.33 **Sale to Aadharseela Tie Up Private Limited:** By a Deed of Conveyance dated 12th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 18, at Pages 6149 to 6163, being Deed No. 4752 for the year 2011, Well Plan Merchants Private Limited sold to Aadharseela Tie Up Private Limited (the Owner No. 6 herein) land measuring 10 (ten) decimal, out of Sarala Bala's Second Property.
- 4.34 **Sale to Power Point Tie Up Private Limited:** By a Deed of Conveyance dated 12th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No.19, at Pages 1 to 16, being Deed No. 4753 for the year 2011, Well Plan Merchants Private Limited sold to Power Point Tie Up Private Limited (the Owner No. 7 herein) land measuring 10 (ten) decimal, out of Sarala Bala's Second Property.
- 4.35 **Sale to Paramount Trexim Private Limited:** By a Deed of Conveyance dated 12th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No.19, at Pages 501 to 515, being Deed No. 4769 for the year 2011, Well Plan Merchants Private Limited sold to Paramount Trexim Private Limited (the Owner No. 8 herein) land measuring 10 (ten) decimal, out of Sarala Bala's Second Property.



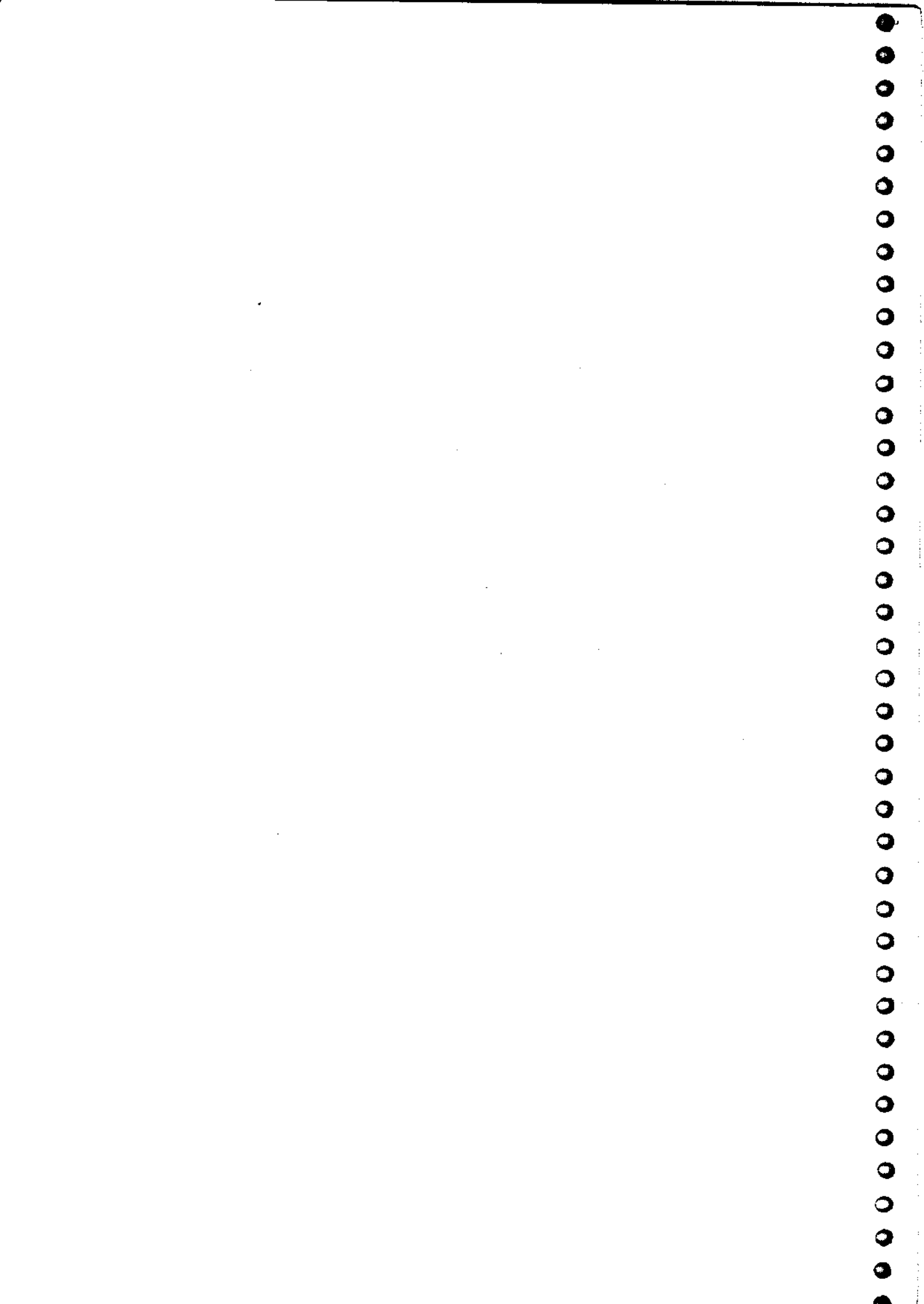
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- 4.36 **Sale to Power Point Tracom Private Limited:** By a Deed of Conveyance dated 12th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No.19, at Pages 390 to 404, being Deed No.4765 for the year 2011, Well Plan Merchants Private Limited sold to Power Point Tracom Private Limited (the Owner No. 9 herein) land measuring 10 (ten) decimal, out of Sarala Bala's Second Property.
- 4.37 **Sale to Siddha Projects Private Limited:** By a Deed of Conveyance dated 12th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No.18, at Pages 6010 to 6024, being Deed No.4749 for the year 2011, Well Plan Merchants Private Limited sold to Siddha Projects Private Limited (the Owner No. 10 herein) land measuring 10 (ten) decimal, out of Sarala Bala's Second Property.
- 4.38 **Sale to Aadharseela Dealers Private Limited:** By a Deed of Conveyance dated 12th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 19, at Pages 133 to 147, being Deed No.4754 for the year 2011, Well Plan Merchants Private Limited sold to Aadharseela Dealers Private Limited (the Owner No. 11 herein) land measuring 10 (ten) decimal, out of Sarala Bala's First Property.
- 4.39 **Sale to Camellia Barter Private Limited:** By a Deed of Conveyance dated 12th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No.19, at Pages 375 to 389, being Deed No. 4764 for the year 2011, Well Plan Merchants Private Limited sold to Camellia Barter Private Limited (the Owner No. 12 herein) land measuring 10 (ten) decimal, out of Sarala Bala's First Property.
- 4.40 **Sale to Gladiolus Vinimay Private Limited:** By a Deed of Conveyance dated 12th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 19, at Pages 308 to 322, being Deed No. 4761 for the year 2011, Well Plan Merchants Private Limited sold to Gladiolus Vinimay Private Limited (the Owner No. 13 herein) land measuring 10 (ten) decimal, out of Sarala Bala's First Property.
- 4.41 **Sale to Parsley Barter Private Limited:** By a Deed of Conveyance dated 12th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 19, at Pages 293 to 307, being Deed No. 4760 for the year 2011, Well Plan Merchants Private Limited sold to Parsley Barter Private Limited (the Owner No. 14 herein) land measuring 10 (ten) decimal, out of Sarala Bala's Second Property.
- 4.42 **Sale to Apricot Barter Private Limited:** By a Deed of Conveyance dated 12th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No.19, at Pages 193 to 207, being Deed No.4758 for the year 2011, Well Plan Merchants Private Limited sold to Apricot Barter Private Limited (the Owner No. 15 herein) land measuring 10 (ten) decimal, out of Sarala Bala's Second Property.
- 4.43 **Sale to Edelweiss Tie Up Private Limited:** By a Deed of Conveyance dated 12th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No.19, at Pages 148 to 162, being Deed No. 4755 for the year 2011, Well Plan Merchants Private Limited sold to Edelweiss Tie Up Private Limited (the



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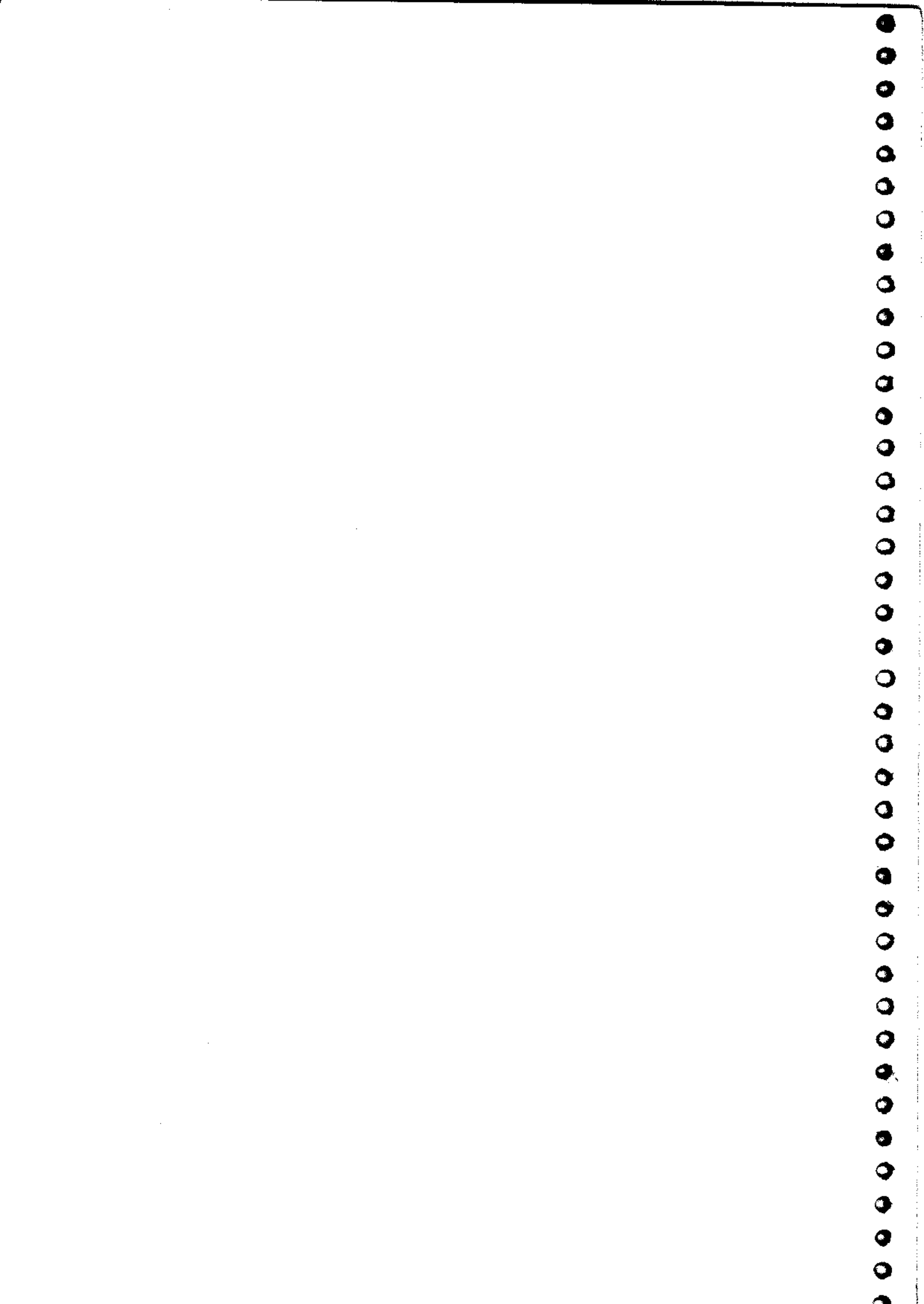


Owner No. 16 herein) land measuring 6 (six) decimal, out of Sarala Bala's Second Property.

- 4.44 **Sale to Goldenrod Vinimay Private Limited:** By a Deed of Conveyance dated 12th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No.19, at Pages 471 to 485, being Deed No. 4766 for the year 2011, Well Plan Merchants Private Limited sold to Goldenrod Vinimay Private Limited (the Owner No. 18 herein) land measuring 10 (ten) decimal, out of Sarala Bala's First Property.
- 4.45 **Sale to Barberrry Commotrade Private Limited:** By a Deed of Conveyance dated 12th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 19, at Pages 338 to 352, being Deed No. 4763 for the year 2011, Well Plan Merchants Private Limited sold to Barberrry Commotrade Private Limited (the Owner No. 19 herein) land measuring 10 (ten) decimal, out of Sarala Bala's First Property.
- 4.46 **Sale to Camomile Tie Up Private Limited:** By a Deed of Conveyance dated 12th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 19, at Pages 323 to 337, being Deed No. 4762 for the year 2011, Well Plan Merchants Private Limited sold to Camomile Tie Up Private Limited (the Owner No. 20 herein) land measuring 10 (ten) decimal, out of Sarala Bala's First Property.
- 4.47 **Sale to Adishakti Promoters Private Limited:** By a Deed of Conveyance dated 12th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 19, at Pages 178 to 192, being Deed No. 4757 for the year 2011, Well Plan Merchants Private Limited sold to Adishakti Promoters Private Limited (the Owner No. 21 herein) land measuring 10 (ten) decimal, out of Sarala Bala's Second Property.
- 4.48 **Sale to Awesome Promoters Private Limited:** By a Deed of Conveyance dated 12th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 19, at Pages 208 to 222, being Deed No. 4759 for the year 2011, Well Plan Merchants Private Limited sold to Awesome Promoters Private Limited (the Owner No. 22 herein) land measuring 10 (ten) decimal, out of Sarala Bala's Second Property.
- 4.49 **Release for Title Clarification:** Well Plan Merchants Private Limited (the Erstwhile Owner No. 3 herein) had mistakenly purchased 5.60 (five point six zero) decimal land in R.S./L.R *Dag* Nos. 621, 622 and 623 from a different source of title. To rectify this mistake and clarify the title, by an Indenture dated 16th November, 2011, registered in the Office of the Additional Registrar of Assurance II, Kolkata in Book No. I, CD Volume No. 55, at Pages 4421 to 4431, Being Deed No. 14174 for the year 2011, Well Plan Merchants Private Limited released and transferred this land in favour of Power Point Buildcon Private Limited (the Owner No. 1 herein), Tropex Vanijya Private Limited (the Owner No. 12 herein), Wonder Vyapaar Private Limited (the Owner No. 13 herein), Riya Projects Private Limited (the Owner No. 19 herein), Digvijay Tie Up Private Limited (the Owner No. 23 herein) and Unnati Sales Private Limited (the Owner No. 24 herein).

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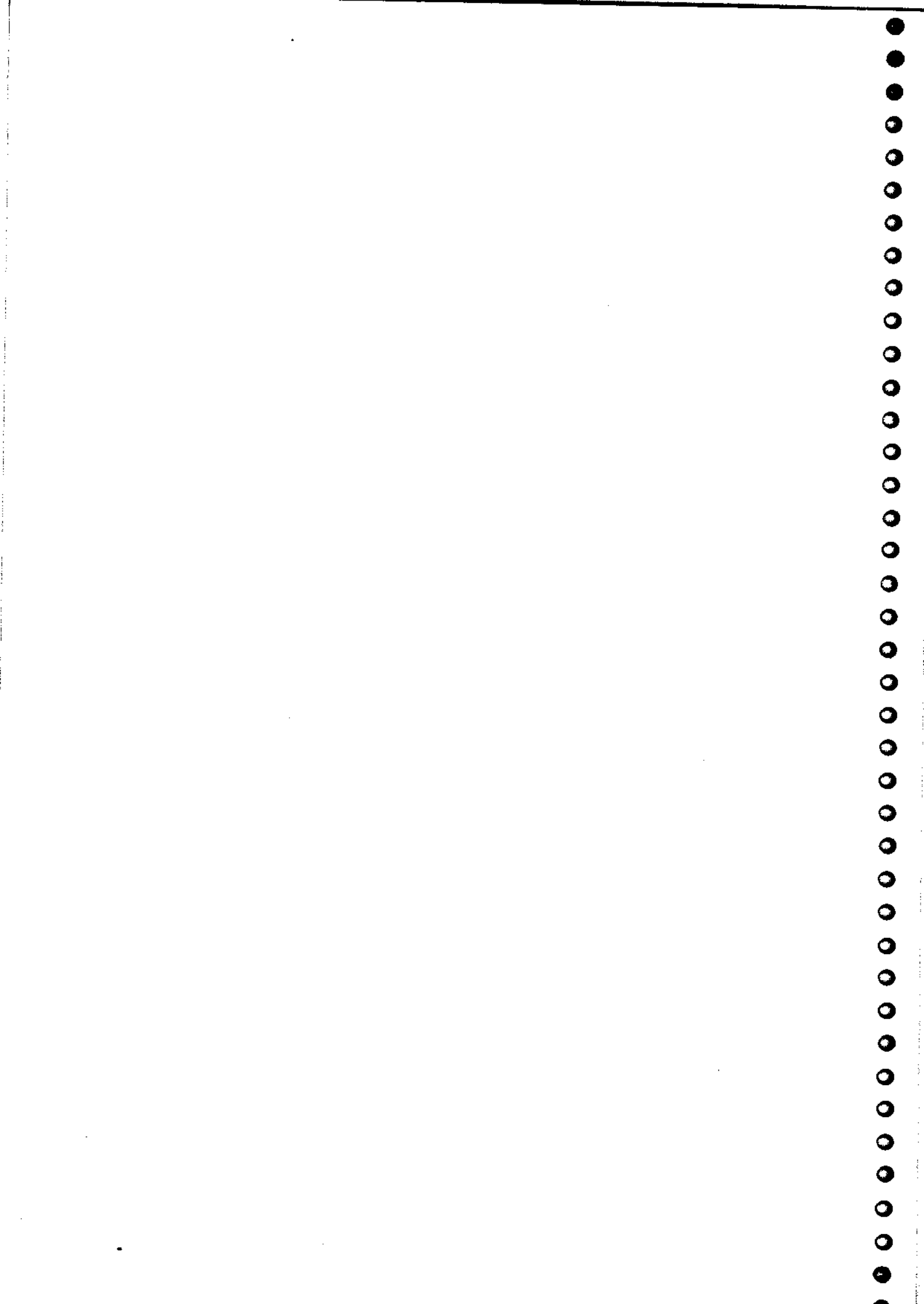


4.50 **Title of the Owners:** In the abovementioned circumstances, the Owners acquired joint right, title and interest to the Said Property, free from all encumbrances, as per details given below:

Sl.	Name of the Owner	L.R Dag No.	Purchased Area
1.	Power Point Buildcon Private Limited	620	2 decimal
		621	2 decimal
		622	2 decimal
		623	3 decimal
2.	Digvijay Tie Up Private Limited	620	3 decimal
		621	2 decimal
		622	2 decimal
		623	2 decimal
3.	Tropex Vanijaya Private Limited	620	2 decimal
		621	2 decimal
		622	3 decimal
		623	2 decimal
4.	Unnaiti Sales Private Limited	620	2 decimal
		621	2 decimal
		622	2 decimal
		623	3 decimal
5.	Wonder Vyapaar Private Limited	620	2 decimal
		621	3 decimal
		622	2 decimal
		623	2 decimal
6.	Riya Projects Private Limited	620	2 decimal
		621	3 decimal
		622	2 decimal
		623	2 decimal
7.	Power Point Dealers Private Limited	624	10 decimal
8.	Sun View Infracon Private Limited	624	10 decimal
9.	Power Point Reality Private Limited	624	10 decimal
10.	Aadharseela Tower Private Limited	624	4 decimal
11.	Aadharseela Dealers Private Limited	624	10 decimal
12.	Camellia Barter Private Limited	624	10 decimal
13.	Gladiolus Vinimay Private Limited	624	10 decimal
14.	Goldenrod Vinimay Private Limited	624	10 decimal



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15.	Barberry Commotrade Private Limited	624	10 decimal
16.	Camomile Tie Up Private Limited	624	10 decimal
17.	Aadharseela Tie Up Private Limited	625	10 decimal
18.	Power Point Tie Up Private Limited	625	10 decimal
19.	Paramount Trexim Private Limited	625	10 decimal
20.	Power Point Tracom Private Limited	625	10 decimal
21.	Siddha Projects Private Limited	625	10 decimal
22.	Parsley Barter Private Limited	625	10 decimal
23.	Apricot Barter Private Limited	625	10 decimal
24.	Edelweiss Tie Up Private Limited	625	6 decimal
25.	Adishakti Promoters Private Limited	625	10 decimal
26.	Awesome Promoters Private Limited	625	10 decimal
	Total Area		244 decimal

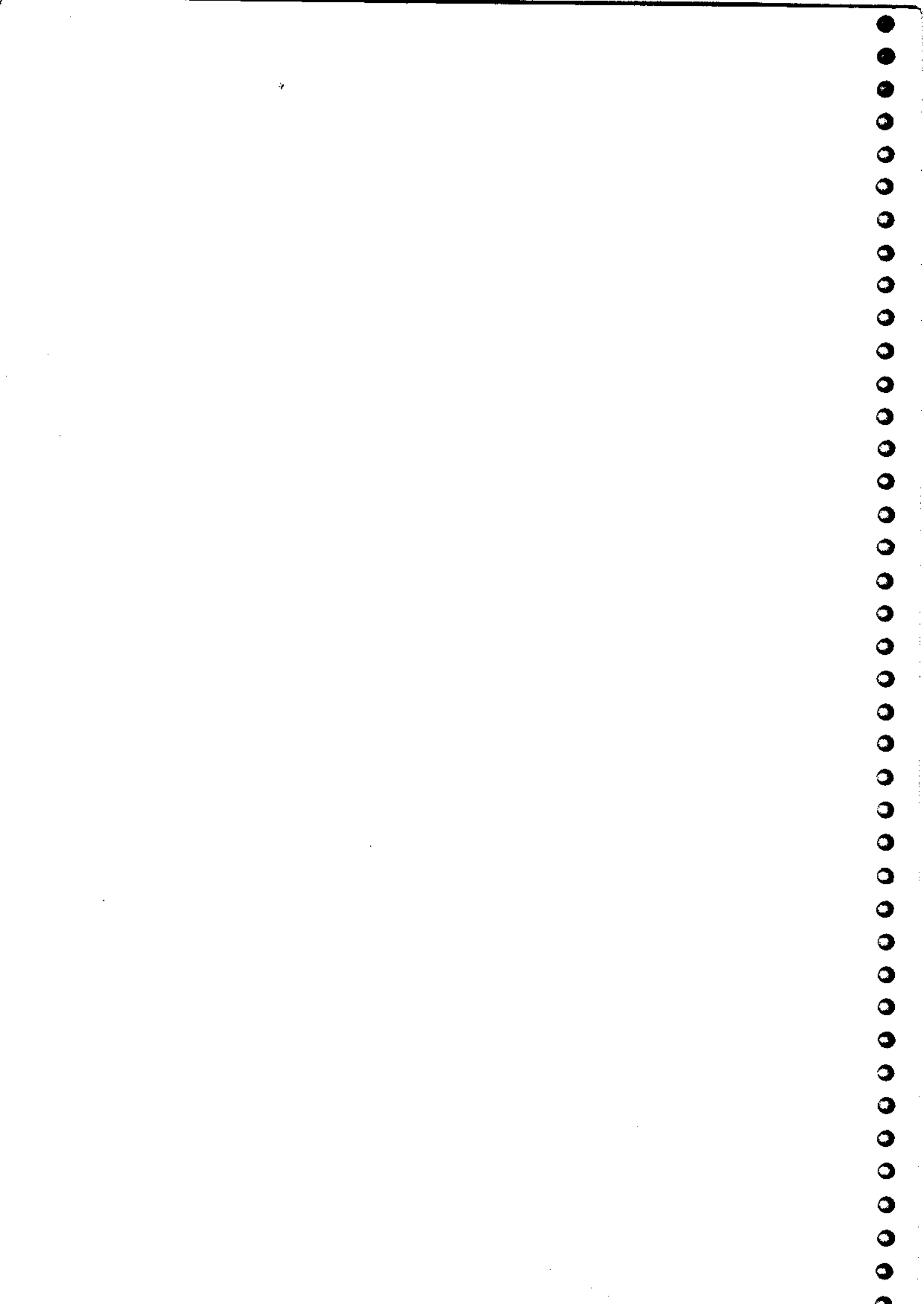
5. Conclusion

5.1 (1) Messieurs Power Point Buildcon Private Limited (2) Messieurs Power Point Dealers Private Limited (3) Messieurs Sun View Infracon Private Limited (4) Messieurs Power Point Reality Private Limited (5) Messieurs Aadharseela Tower Private Limited (6) Messieurs Aadharseela Tie Up Private Limited (7) Messieurs Power Point Tie Up Private Limited (8) Messieurs Paramount Trexim Private Limited (9) Messieurs Power Point Tracom Private Limited (10) Messieurs Siddha Projects Private Limited (11) Messieurs Aadharseela Dealers Private Limited (12) Messieurs Tropex Vanijaya Private Limited **And** (13) Messieurs Wonder Vyapaar Private Limited, all incorporated under the Companies Act, 1956, having their registered office at 6th Floor, Siddha Park, 99A, Park Street, Kolkata-700016 (14) Messieurs Camellia Barter Private Limited (15) Messieurs Gladiolus Vinimay Private Limited (16) Messieurs Parsley Barter Private Limited (17) Messieurs Apricot Barter Private Limited (18) Messieurs Edelweiss Tie Up Private Limited **And** (19) Messieurs Riya Projects Private Limited, all incorporated under the Companies Act, 1956, having their registered office at Narayani Building, 27, Braboume Road (20) Messieurs Goldenrod Vinimay Private Limited (21) Messieurs Barberry Commotrade Private Limited (22) Messieurs Camomile Tie Up Private Limited (23) Messieurs Digvijay Tie Up Private Limited **And** (24) Messieurs Unnati Sales Private Limited (25) Messieurs Adishakti Promoters Private Limited **And** (26) Messieurs Awesome Promoters Private Limited, both incorporated under the Companies Act, 1956, having their registered office at 84A, Chittaranjan Avenue, Kolkata-700012, are the owners of the Said Property.

5.2 The searches undertaken by us relate to encumbrances created by acts of parties and recorded in public records, dues towards Municipal rates and taxes and land revenue and legal proceedings but do not extend to the charge created by operation of any law,



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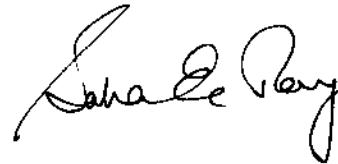


statutory charges and default of payment of Income Tax dues and other Government dues.

- 5.3 **Subject To** our observations aforesaid, we are of the opinion that the Owners have marketable title to the Said Property.

**Schedule
(Said Property)**

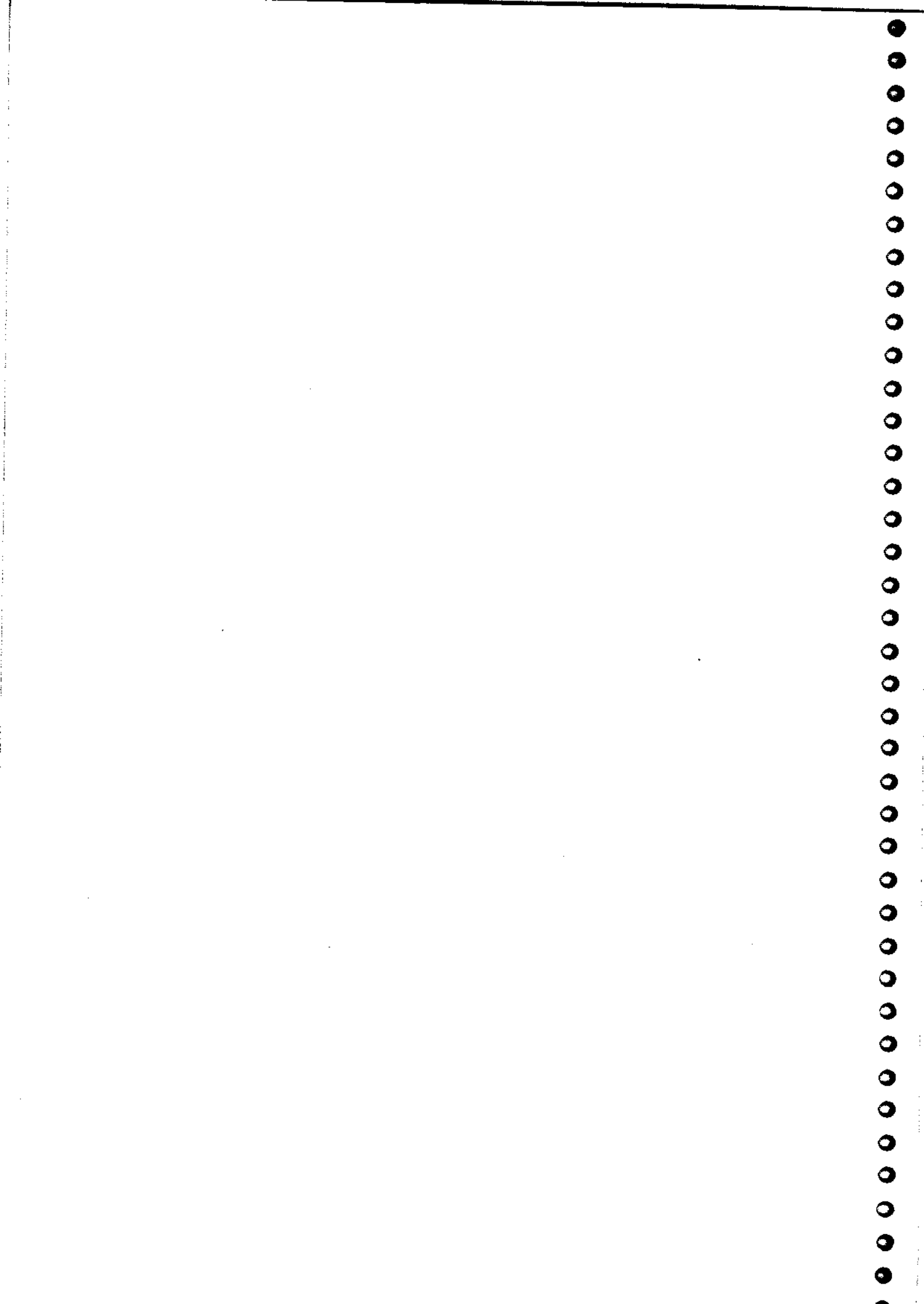
Land measuring (1) 13 (thirteen) decimal, more or less, contained in R.S./L.R. *Dag* No.620, recorded in L.R. *Khatian* Nos. 2020, 2021, 2022, 2023, 2024 and 2025 **And** (2) 14 (fourteen) decimal, more or less, contained in R.S./L.R. *Dag* No.621, recorded in L.R. *Khatian* Nos. 2020, 2021, 2022, 2023, 2024 and 2025 **And** (3) 13 (thirteen) decimal, more or less, contained in R.S./L.R. *Dag* No.622, recorded in L.R. *Khatian* Nos. 2020, 2021, 2022, 2023, 2024 and 2025 **And** (4) 14 (fourteen) decimal, more or less, contained in R.S./L.R. *Dag* No.623, recorded in L.R. *Khatian* Nos. 2020, 2021, 2022, 2023, 2024 and 2025 **And** (5) 94 (ninety four) decimal, more or less, contained in R.S./L.R. *Dag* No.624, recorded in L.R. *Khatian* No. 2174 **And** (6) 96 (ninety six) decimal, more or less, contained in R.S./L.R. *Dag* No.625, recorded in L.R. *Khatian* No. 2174, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas **totaling to** land measuring 244 (two hundred and forty four) decimal, more or less.



Date: 5th December, 2011

Place: Kolkata



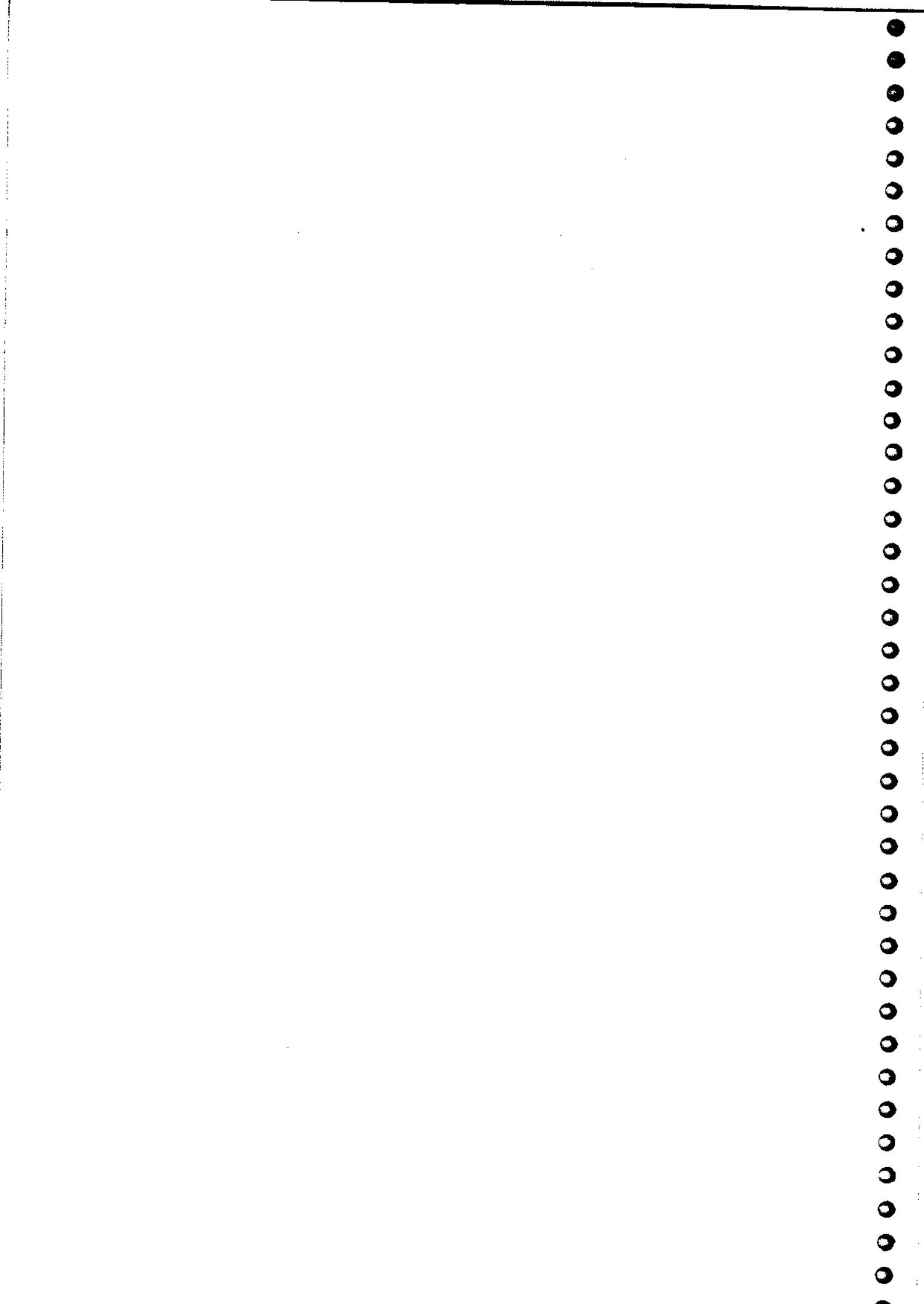


**Annexure A
(Document Produced)**

Sl. No.	Nature, Date and Registration Particulars of Documents	Parties	Purport of the document	Status
A1	Deed of Conveyance dated 15 th July, 1981, registered in the Office of the Additional District Sub-Registrar, Cossipur, Dum Dum, in Book No. I, Volume No. 243, at Pages 65 to 76, being Deed No. 9071 for the year 1981	Mobarak Hussain Mondal ... Vendor Kamala Santra ... Purchaser	By this deed the Vendor sold to the Purchaser land measuring 7 (seven) decimal, out of Mobarak Hussain's Property	Photocopy
A2	Deed of Conveyance dated 15 th July, 1981, registered in the Office of the Additional District Sub-Registrar, Cossipur, Dum Dum, in Book No. I, Volume No. 243, at Pages 72 to 88, being Deed No. 9072 for the year 1981	Mobarak Hussain Mondal ... Vendor Rumpa Santra ... Purchaser	By this deed the Vendor sold to the Purchaser land measuring 6 (six) decimal, out of Mobarak Hussain's Property	Photocopy
A3	Deed of Conveyance dated 22 nd November, 1969, registered in the Office of the Additional District Sub-Registrar, Cossipur, Dum Dum, in Book No. I, Volume No. 110, at Pages 224 to 227, being Deed No. 7483 for the year 1969	Jan Mohammad Molla And Another ... Vendors Asis Santra And Another ... Purchasers	By this deed the Vendors sold to the Purchasers land measuring 27 (twenty seven) decimal, contained in the Said Property	Photocopy
A4	R.S. <i>Parcha</i> in the name of Asis Santra			Photocopy
A5	R.S. <i>Parcha</i> in the name of Pintu Santra			Photocopy
A6	R.S. <i>Parcha</i> in the name of Uma Mukherjee			Photocopy
A7	Deed of Conveyance dated 24 th February, 2006, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, in Book No. I, Volume No. 431, at Pages 148 to 167, being Deed No. 07151 for the year 2006	Uma Mukherjee ... Vendor Rubby Santra ... Purchaser	By this deed the Vendor sold to the Purchaser land measuring 14 (fourteen) decimal, contained in the Said Property	Photocopy
A8	Deed of Conveyance dated 11 th August, 2006, registered in the Office of the District Sub-Registrar-	Kamala Santra And Others ... Vendors	By this deed the Vendors sold to the Purchasers land measuring 54 (fifty	Photocopy



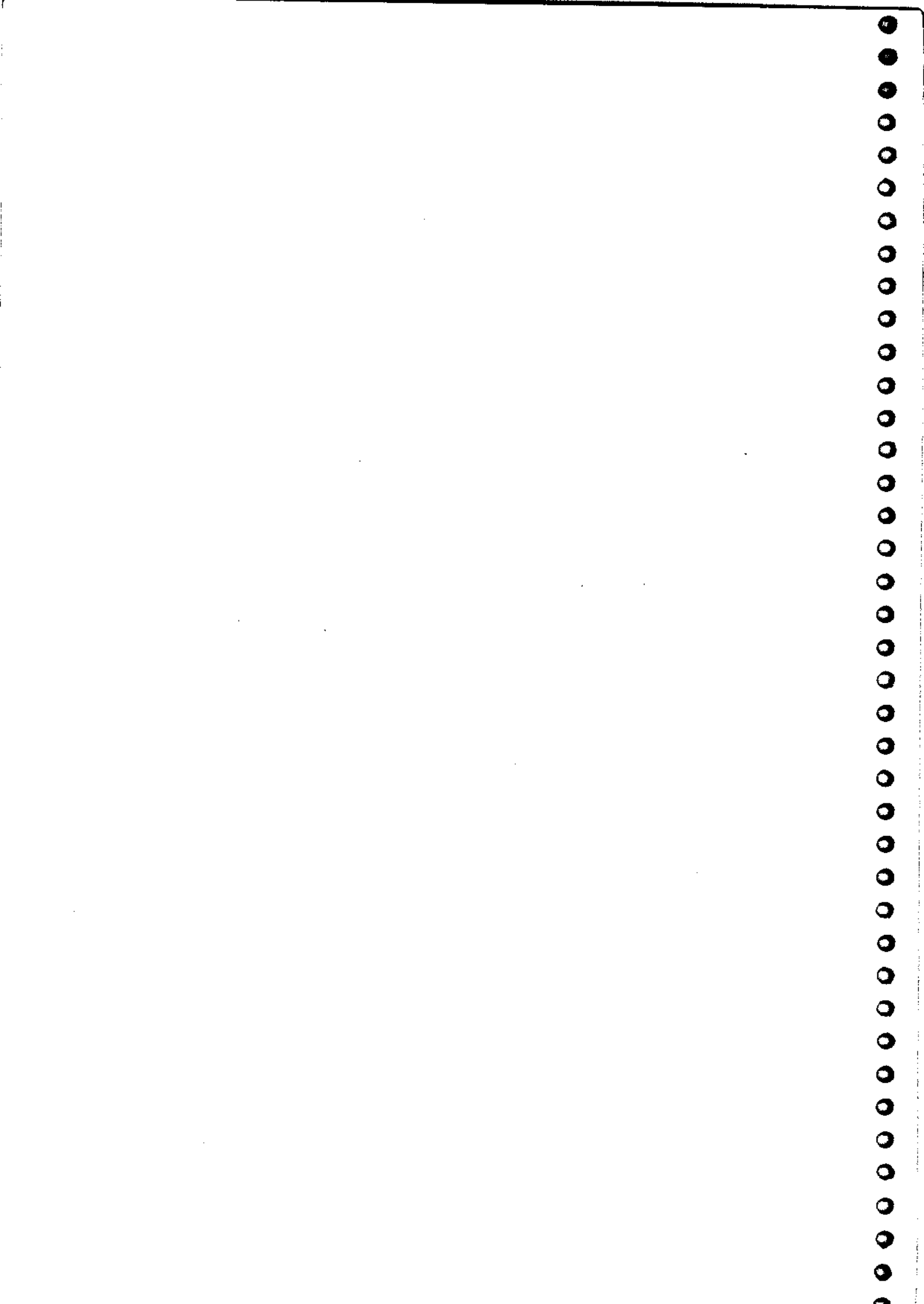
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	II, North 24 Parganas, in Book No. I, CD Volume No. 1, at Pages 33, being Deed No. 08589 for the year 2006	Star Plaza Private Limited And Others ... Purchaser	four) decimal, being entirety of the Mobarak Hussain's Property, Pintu And Asis's Property and Uma Mukherjee's Property	
A9	L.R. <i>Parcha</i> in the name of Star Plaza Private Limited			Photocopy
A10	Deed of Conveyance dated 12 th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No.18, at Pages 6133 to 6148, being Deed No. 4751 for the year 2011	Star Plaza Private Limited ... Vendor Point Buildcon Private Limited ... Purchaser	By this deed the Vendor sold to the Purchaser land measuring 9 (nine) decimal, being entirety of the Star Plaza' Property	Photocopy
A11	L.R. <i>Parcha</i> in the name of Smart Goods Private Limited			Photocopy
A12	Deed of Conveyance dated 12 th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No.18, at Pages 6025 to 6040, being Deed No. 4750 for the year 2011	Smart Goods Private Limited ... Vendor Riya Projects Private Limited ... Purchaser	By this deed the Vendor sold to the Purchaser land measuring 9 (nine) decimal, being entirety of the Smart Goods' Property	Photocopy
A13	Deed of Conveyance dated 20 th December 1957, registered in the Office of the Additional District Sub-Registrar Cossipur, Dum Dum, in Book No. I, Volume No.131, at Pages 235 to 239, being Deed No.8657 for the year 1957	Mohammad Mujibar Rehman ... Vendor Sarala Bala Das <i>alias</i> Sarala Bala Dasi ... Purchaser	By this deed the Vendors sold to the Purchasers land measuring (1) 94 (ninety four) decimal, contained in R.S./L.R. <i>Dag</i> No. 624 and (2) 96 (ninety six) decimal, contained in R.S./L.R. <i>Dag</i> No. 625, both contained in the Said Property	Photocopy
A14	L.R. <i>Parcha</i> in the name of Sarala Bala Das			Photocopy
A15	Deed of Gift dated 2 nd May, 2001, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, in Book No. I, Volume No. 4, at Pages 2545 to 2561, being Deed No.05507 for the year 2007	Kamal Moni Das ... Donor Nilmadhab Das And Others ... Donees	By this deed the Doner gifted to the Donees her undivided 1/6 th (one-sixth) share in the Sarala Bala's Property	Photocopy



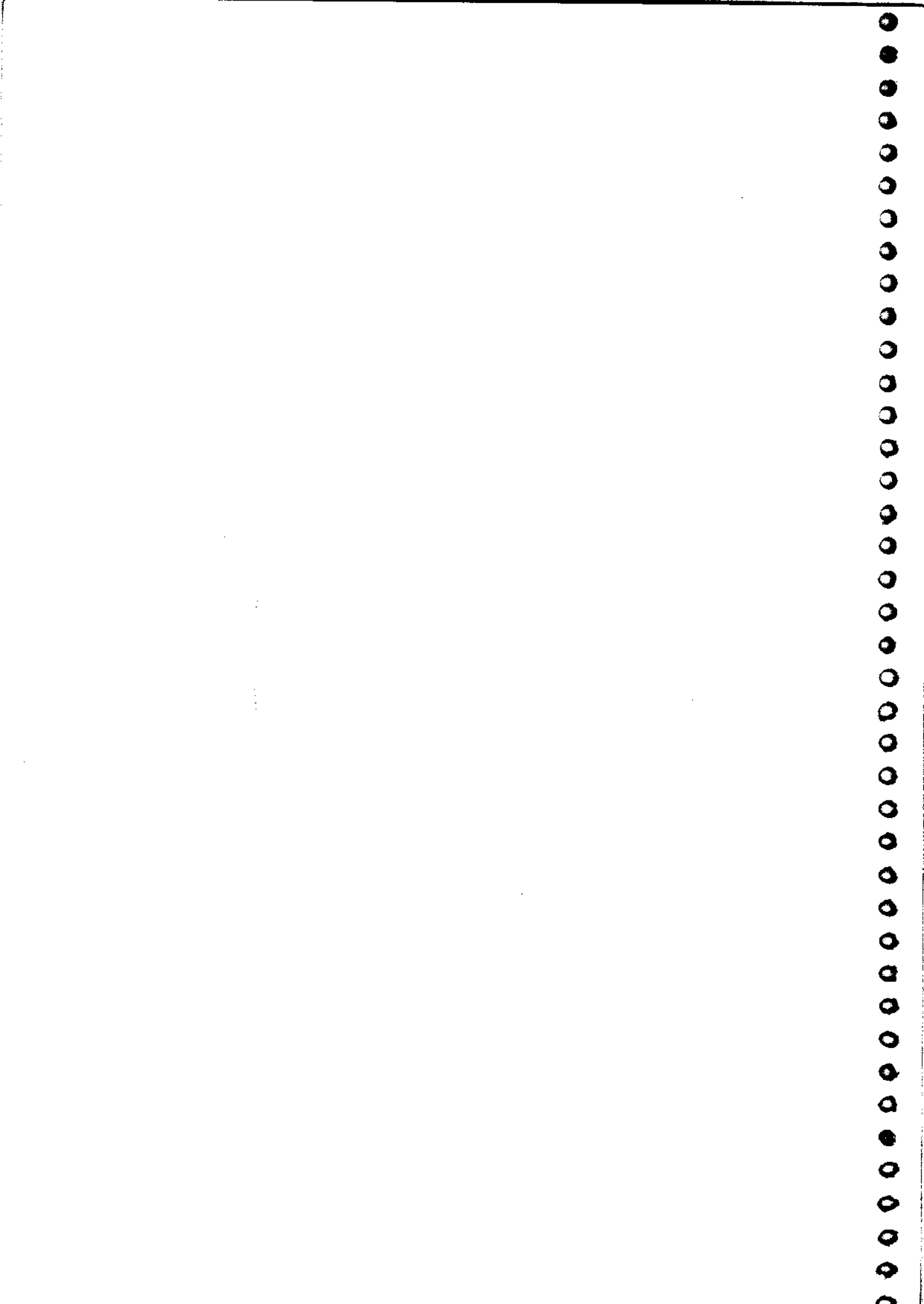
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A16	By a Deed of Gift dated 10 th October, 2007, registered in the Office of the District Sub-Registrar-II, Barasat, in Book No. I, CD Volume No. 15, at Pages 7993 to 8013, being Deed No.07935 for the year 2007	Niva Das ... Donor Nilmadhab Das And Others ... Donees	By this deed the Doner gifted to the Donees her undivided 1/6 th (one-sixth) share in the Sarala Bala's Property	Photocopy
A17	Deed of Gift dated 8 th October, 2007, registered in the Office of the District Sub-Registrar-II, Barasat, in Book No. I, CD Volume No. 15, at Pages 7938 to 7958, being Deed No.07932 for the year 2007	Binapani Das ... Donor Nilmadhab Das & Anr. ... Donee	By this deed the Doner gifted to the Donees her undivided 1/6 th (one-sixth) share in the Sarala Bala's Property	Photocopy
A18	Deed of Gift dated 10 th October, 2007, registered in the Office of the District Sub-Registrar-II, Barasat, in Book No. I, CD Volume No. 15, at Pages 8014 to 8034, being Deed No.07936 for the year 2007	Agamani Das ... Donor Nilmadhab Das & Anr. ... Donee	By this deed the Doner gifted to the Donees her undivided 1/6 th (one-sixth) share in the Sarala Bala's Property	Photocopy
A19	Deed of Conveyance dated 15 th October, 2007, registered in the Office of the District Sub-Registrar-II, in Book No. I, CD Volume No. 2, at Pages 249 to 272, being Deed No.1348 for the year 2009	Nilmadhab Das And Another ... Vendors Well Plan Merchants Private Limited ... Purchaser	By this deed the Vendors sold to the Purchaser the entirety of the Sarala Bala's Property	Photocopy
A20	L.R. <i>Parcha</i> in the name of Well Plan Merchants Private Limited			Photocopy
A21	Deed of Conveyance dated 12 th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 21, at Pages 1263 to 1277, being Deed No.5459 for the year 2011	Well Plan Merchants Private Limited ... Vendor Power Point Dealers Private Limited ... Purchaser	By this deed the Vendor sold to the Purchaser land measuring 10 (ten) decimal, out of Sarala Bala's First Property	Photocopy
A22	Deed of Conveyance dated 12 th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 19, at Pages 163 to 177, being Deed No.4756 for the year 2011	Well Plan Merchants Private Limited ... Vendor Sun View Infracon Private Limited ... Purchaser	By this deed the Vendor sold to the Purchaser land measuring 10 (ten) decimal, out of Sarala Bala's First Property	Photocopy

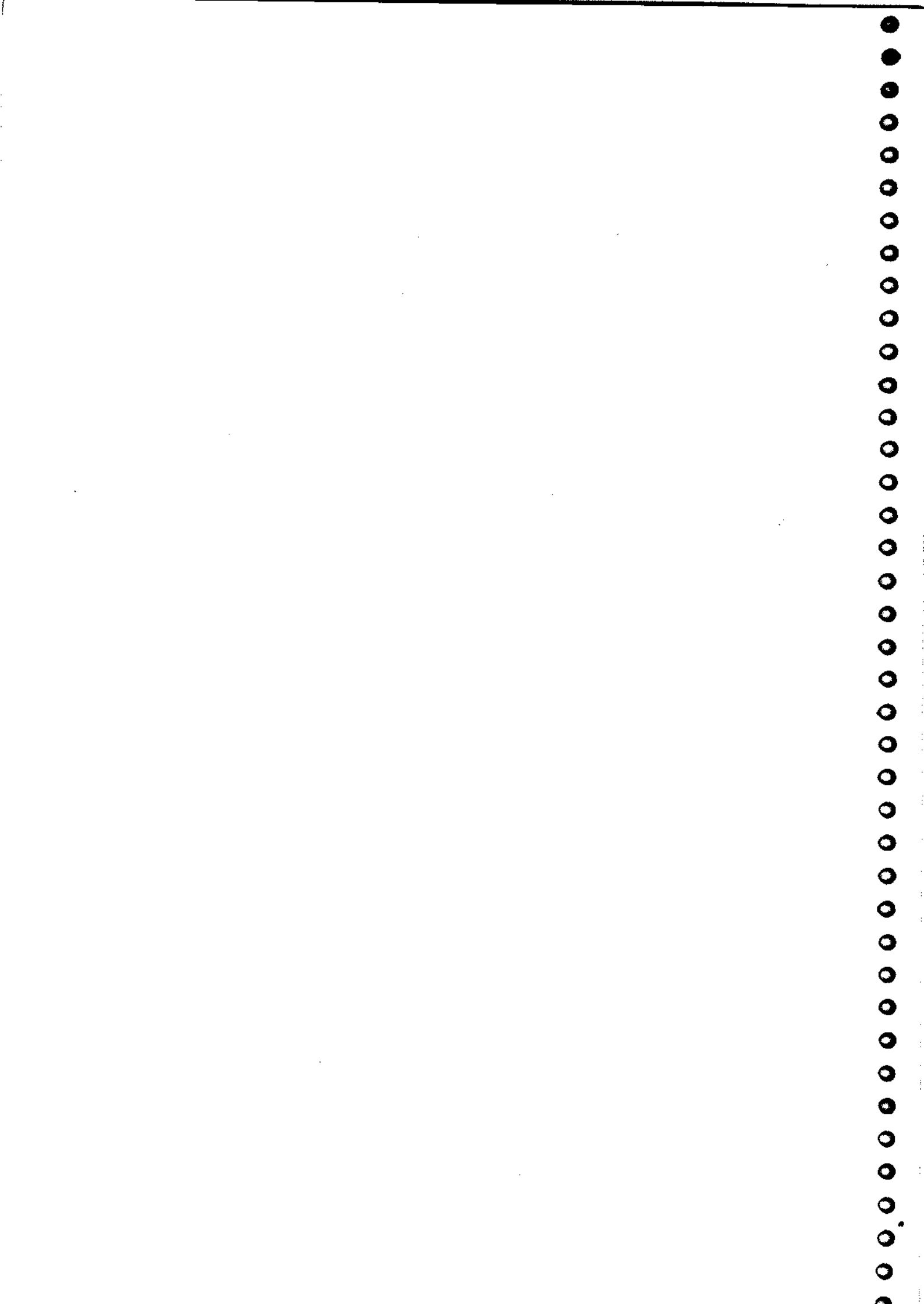


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A23	Deed of Conveyance dated 12 th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 19, at Pages 486 to 500, being Deed No.4768 for the year 2011	Well Plan Merchants Private Limited ... Vendor Power Point Reality Private Limited ... Purchaser	By this deed the Vendor sold to the Purchaser land measuring 10 (ten) decimal, out of Sarala Bala's First Property	Photocopy
A24	Deed of Conveyance dated 12 th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 18, at Pages 5995 to 6009, being Deed No.4748 for the year 2011	Well Plan Merchants Private Limited ... Vendor Aadharseela Tower Private Limited ... Purchaser	By this deed the Vendor sold to the Purchaser land measuring 4 (four) decimal, out of Sarala Bala's First Property	Photocopy
A25	Deed of Conveyance dated 12 th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 18, at Pages 6149 to 6163, being Deed No.4752 for the year 2011	Well Plan Merchants Private Limited ... Vendor Aadharseela Tie Up Private Limited ... Purchaser	By this deed the Vendor sold to the Purchaser land measuring 10 (ten) decimal, out of Sarala Bala's Second Property	Photocopy
A26	Deed of Conveyance dated 12 th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 19, at Pages 1 to 16, being Deed No. 4753 for the year 2011	Well Plan Merchants Private Limited ... Vendor Power Point Tie Up Private Limited ... Purchaser	By this deed the Vendor sold to the Purchaser land measuring 10 (ten) decimal, out of Sarala Bala's Second Property	Photocopy
A27	Deed of Conveyance dated 12 th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 19, at Pages 501 to 515, being Deed No. 4769 for the year 2011	Well Plan Merchants Private Limited ... Vendor Paramount Trexim Private Limited ... Purchaser	By this deed the Vendor sold to the Purchaser land measuring 10 (ten) decimal, out of Sarala Bala's Second Property	Photocopy
A28	Deed of Conveyance dated 12 th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 19, at Pages 390 to 404, being Deed No. 4765 for the year 2011	Well Plan Merchants Private Limited ... Vendor Power Point Tracom Private Limited ... Purchaser	By this deed the Vendor sold to the Purchaser land measuring 10 (ten) decimal, out of Sarala Bala's Second Property	Photocopy
A29	Deed of Conveyance dated 12 th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No.	Well Plan Merchants Private Limited ... Vendor Siddha Projects Private	By this deed the Vendor sold to the Purchaser land measuring 10 (ten) decimal, out of Sarala	Photocopy

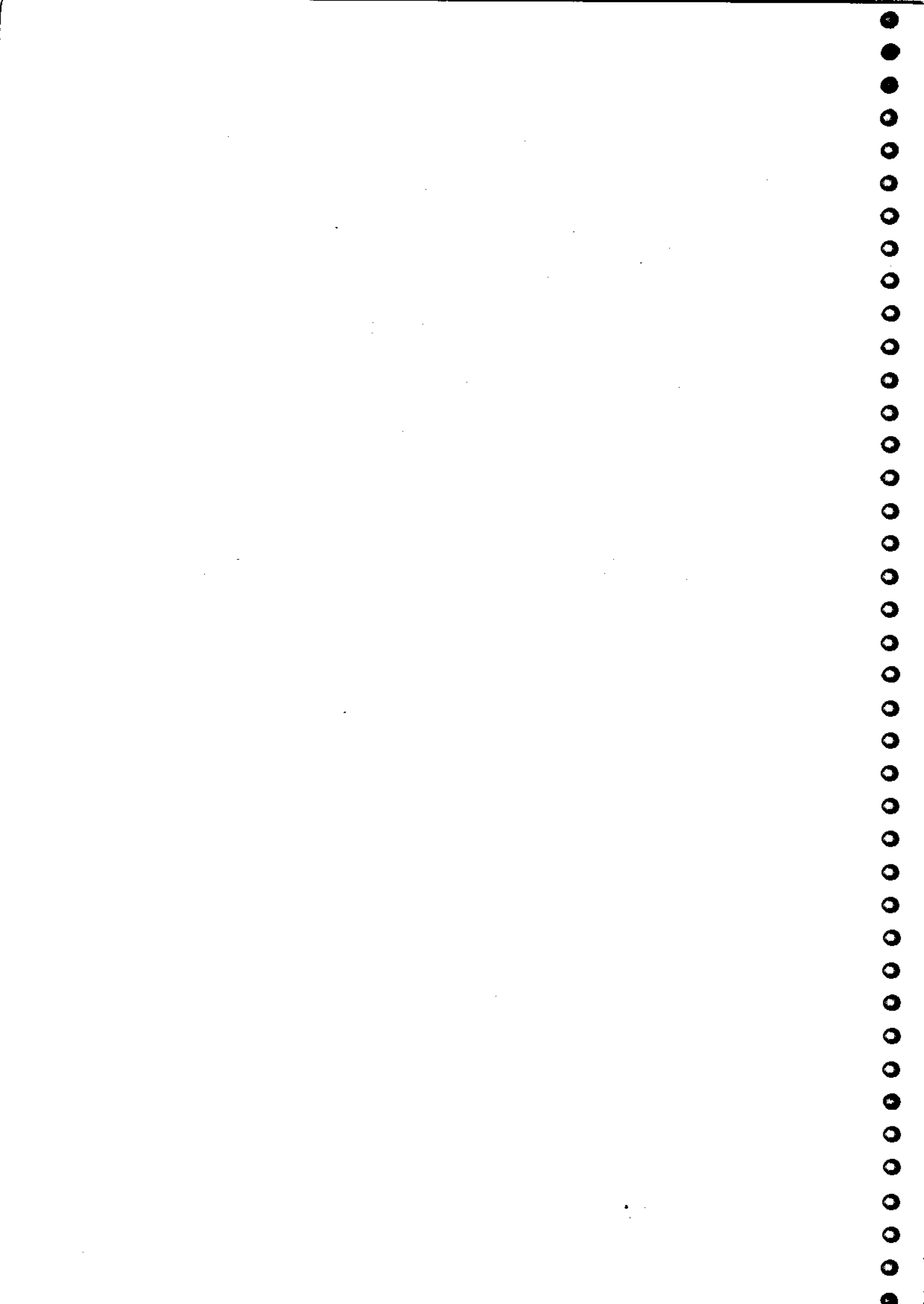




	18, at Pages 6010 to 6024, being Deed No.4749 for the year 2011	Limited ... Purchaser	Bala's Second Property	
A30	Deed of Conveyance dated 12 th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 19, at Pages 133 to 147, being Deed No. 4754 for the year 2011	Well Plan Merchants Private Limited ... Vendor Aadharseela Dealers Private Limited ... Purchaser	By this deed the Vendor sold to the Purchaser land measuring 10 (ten) decimal, out of Sarala Bala's First Property	Photocopy
A31	Deed of Conveyance dated 12 th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 19, at Pages 375 to 389, being Deed No.4764 for the year 2011	Well Plan Merchants Private Limited ... Vendor Camellia Barter Private Limited ... Purchaser	By this deed the Vendor sold to the Purchaser land measuring 10 (ten) decimal, out of Sarala Bala's First Property	Photocopy
A32	Deed of Conveyance dated 12 th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 19, at Pages 308 to 322, being Deed No. 4761 for the year 2011	Well Plan Merchants Private Limited ... Vendor Gladiolus Vinimay Private Limited ... Purchaser	By this deed the Vendor sold to the Purchaser land measuring 10 (ten) decimal, out of Sarala Bala's First Property	Photocopy
A33	Deed of Conveyance dated 12 th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 19, at Pages 293 to 360, being Deed No. 4760 for the year 2011	Well Plan Merchants Private Limited ... Vendor Parsley Barter Private Limited ... Purchaser	By this deed the Vendor sold to the Purchaser land measuring 10 (ten) decimal, out of Sarala Bala's Second Property	Photocopy
A34	Deed of Conveyance dated 12 th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 19, at Pages 193 to 207, being Deed No. 4758 for the year 2011	Well Plan Merchants Private Limited ... Vendor Apricot Barter Private Limited ... Purchaser	By this deed the Vendor sold to the Purchaser land measuring 10 (ten) decimal, out of Sarala Bala's Second Property	Photocopy
A35	Deed of Conveyance dated 12 th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 19, at Pages 148 to 162, being Deed No.4755 for the year 2011	Well Plan Merchants Private Limited ... Vendor Edelweiss Tie Up Private Limited ... Purchaser	By this deed the Vendor sold to the Purchaser land measuring 6 (six) decimal, out of Sarala Bala's Second Property	Photocopy



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A36	Deed of Conveyance dated 12 th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 19, at Pages 471 to 485, being Deed No. 4766 for the year 2011	Well Plan Merchants Private Limited ... Vendor Goldenrod Vinimay Private Limited ... Purchaser	By this deed the Vendor sold to the Purchaser land measuring 10 (ten) decimal, out of Sarala Bala's First Property	Photocopy
A37	Deed of Conveyance dated 12 th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 19, at Pages 338 to 352, being Deed No.4763 for the year 2011	Well Plan Merchants Private Limited ... Vendor Barberry Commotrade Private Limited ... Purchaser	By this deed the Vendor sold to the Purchaser land measuring 10 (ten) decimal, out of Sarala Bala's First Property	Photocopy
A38	Deed of Conveyance dated 12 th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 19, at Pages 323 to 337, being Deed No. 4762 for the year 2011	Well Plan Merchants Private Limited ... Vendor Camomile Tie Up Private Limited ... Purchaser	By this deed the Vendor sold to the Purchaser land measuring 10 (ten) decimal, out of Sarala Bala's First Property	Photocopy
A39	Deed of Conveyance dated 12 th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 19, at Pages 178 to 192, being Deed No.4757 for the year 2011	Well Plan Merchants Private Limited ... Vendor Adishakti Promoters Private Limited ... Purchaser	By this deed the Vendor sold to the Purchaser land measuring 10 (ten) decimal, out of Sarala Bala's Second Property	Photocopy
A40	Deed of Conveyance dated 12 th April, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 19, at Pages 208 to 222, being Deed No.4749 for the year 2011	Well Plan Merchants Private Limited ... Vendor Awesome Promoters Private Limited ... Purchaser	By this deed the Vendor sold to the Purchaser land measuring 10 (ten) decimal, out of Sarala Bala's Second Property	Photocopy
A 41	Indenture dated 16 th November, 2011, registered in the Office of the Registrar of Assurances-II, Kolkata, in Book No. I, CD Volume No. 55, at Pages 4421 to 4431, being Deed No.14174 for the year 2011	Well Plan Merchants Private Limited ... Releasor Digvijay Tie Up Private Limited & Ors. ... Releasees	By this Indenture the Releasor released, relinquished and transferred its entire right, title and interest with respect to land measuring 5.60 (five point six zero) decimal, in R.S./L.R. Dag Nos. 621, 622 and 623 in favour of Releasees	Photocopy





Annexure B
(Details of Registration Offices Searches)

Index - II**Office of the Registrar of Assurances, Kolkata**

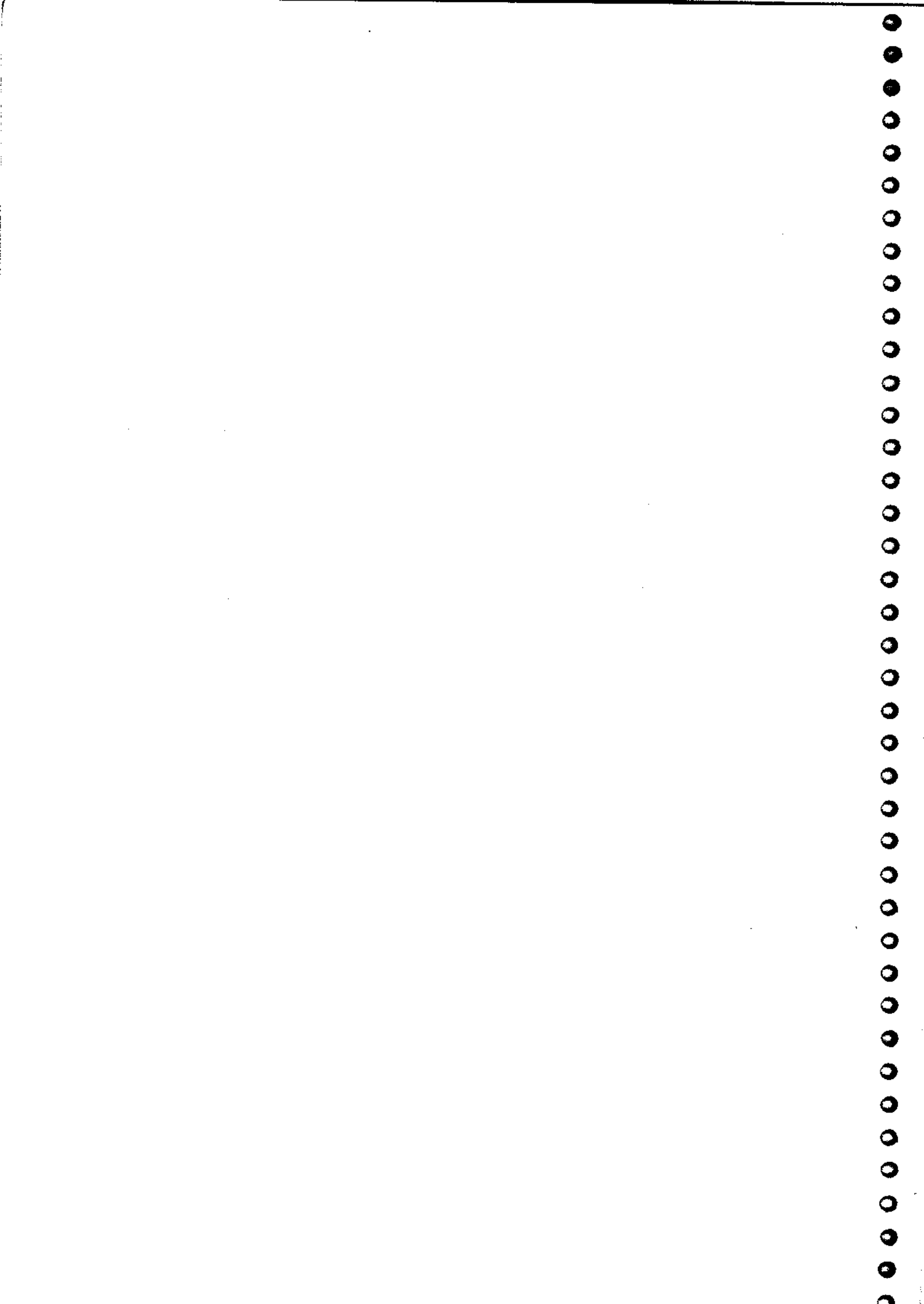
Property Details	Period	Entries Found	Receipt No.	Remarks
R.S./L.R. <i>Dag</i> Nos. 620,621, 622, 623, 624 and 625, <i>Mouza</i> Raigachi, J.L. No. 12, District North 24 Parganas	1981-2011	Nil	O-701933	-

Office of the District Sub-Registrar, Barasat

Property Details	Period	Entries Found	Receipt No.	Remarks
R.S./L.R. <i>Dag</i> Nos. 620,621, 622, 623, 624 and 625, <i>Mouza</i> Raigachi, J.L. No. 12, District North 24 Parganas	1981-2011	1. Sale-2006 <i>[This is Annexure A8, part of the title document]</i>	R-436158	Related to the Said Property
		2. Sale-2007 <i>[For details please refer to Item 1 of Table below- this document is not connected to the title]</i>		Not Related to the Said Property
		3. Gift-2007 <i>[This is Annexure A18, part of the title document]</i>		Related to the Said Property



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		4. Gift-2007 [This is Annexure A17, part of the title document]		Related to the Said Property
		4. Gift-2007 [This is Annexure A16, part of the title document]		Related to the Said Property

* Table: Volume Inspection

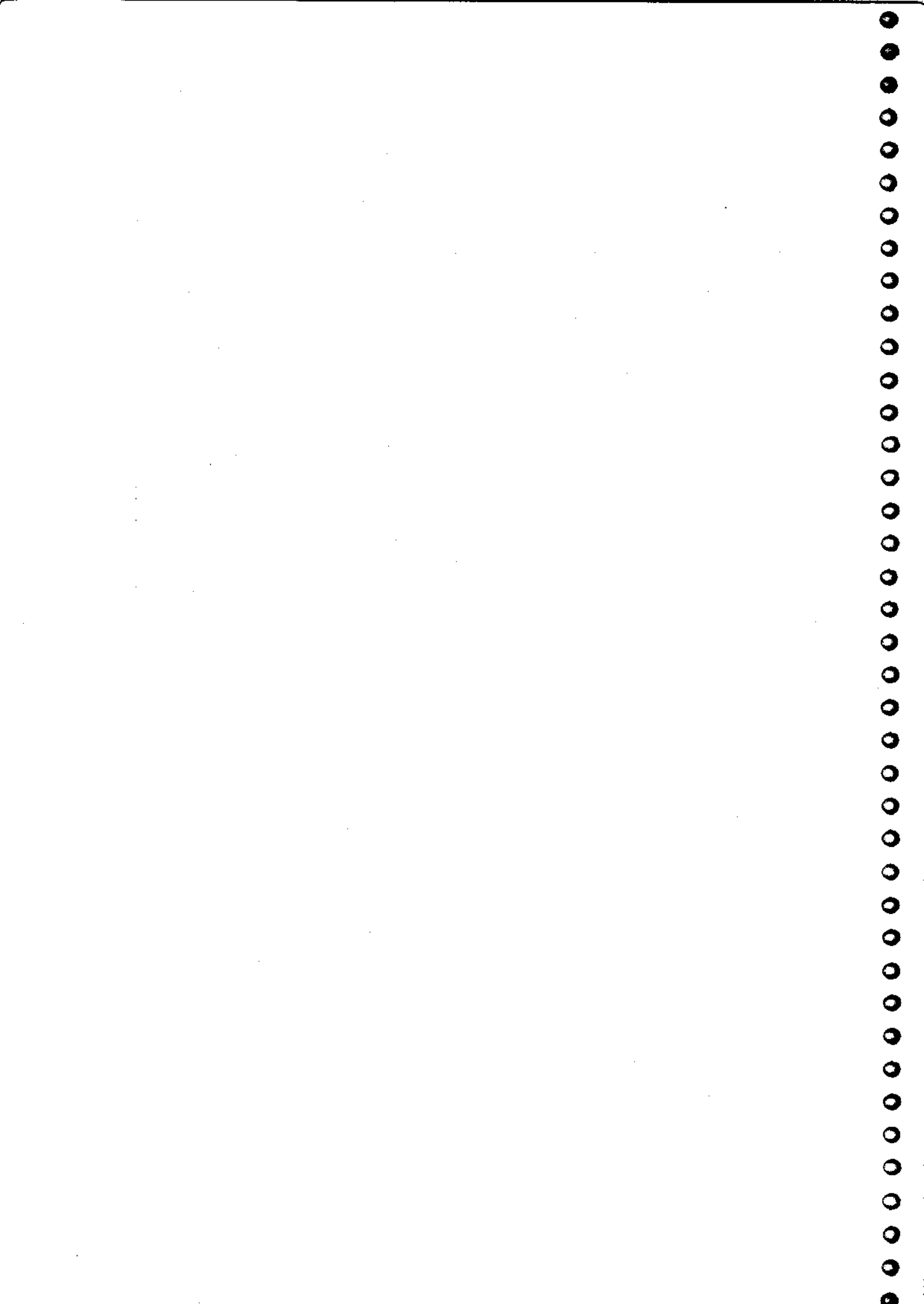
Sl. No.	Parties	Book No.	Volume No.	Pages	Deed No.	Year	Purport of Document
1.	Naseen Aftab ...Vendor Intezar Ahmed ...Purchaser	-	-	-	73934	2007	The Vendor sold to the Purchaser land measuring 13.5 (thirteen point five) decimal

Office of the Sub-Registrar, Dum Dum

Property Details	Period	Entries Found	Receipt No.	Remarks
R.S./L.R. <i>Dag</i> Nos. 620,621, 622, 623, 624 and 625, <i>Mouza</i> Raigachi, J.L. No. 12, District North 24 Parganas	1981-1984	Nil	R-436158	-

J. Saha & Ray





Office of the Additional District Sub-Registrar, Bidhannagar

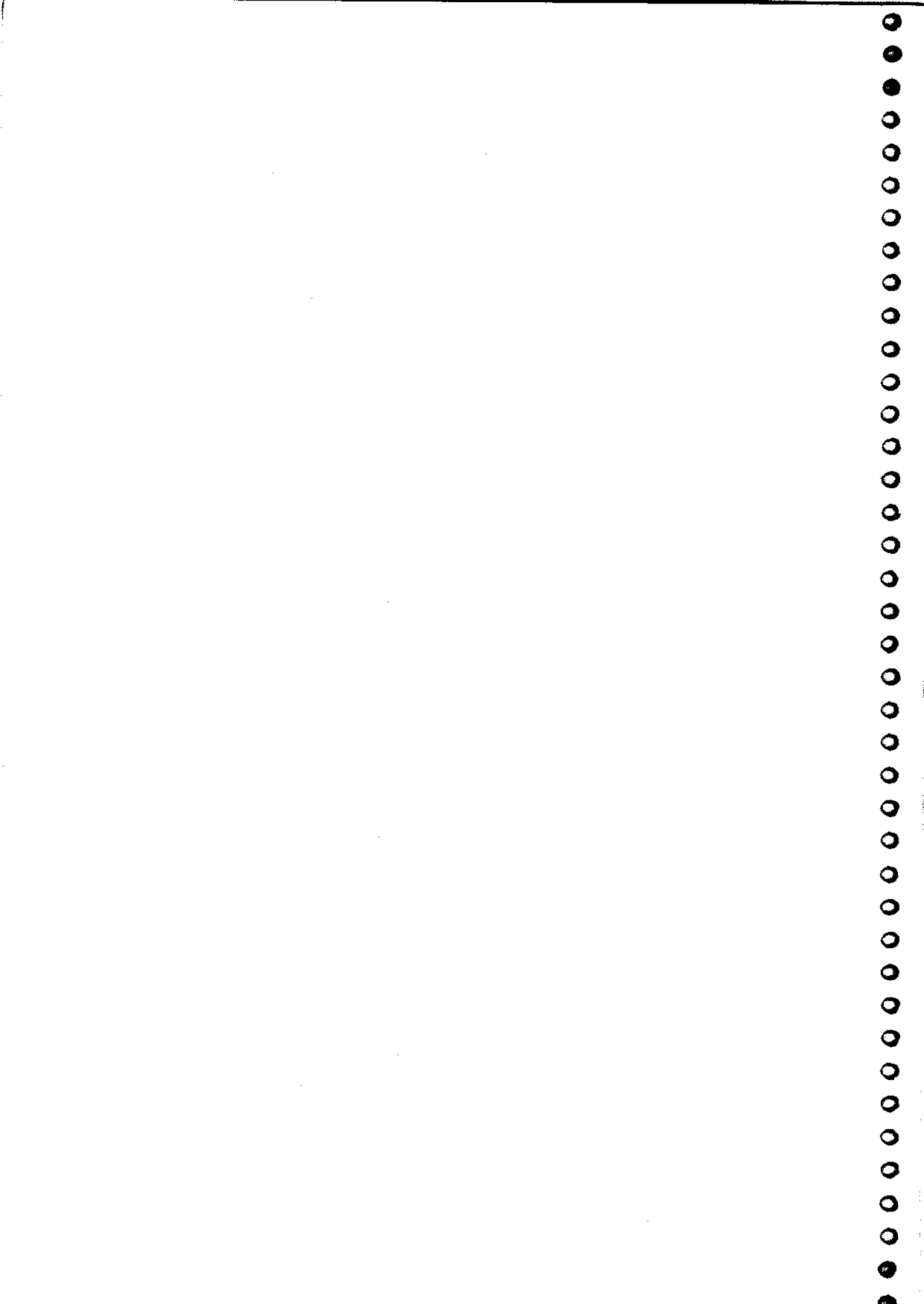
Premises	Period	Entries Found	Receipt No.	Remarks
R.S./L.R. <i>Dag</i> Nos. 620,621, 622, 623, 624 and 625, <i>Mouza</i> Raigachi, J.L. No. 20, District North 24 Parganas	1985-2011	1. Sale-2006 <i>[This is Annexure A7, part of the title document]</i>	R-436158	Related to the Said Property
		2. Gift-2007 <i>[This is Annexure A15, part of the title document]</i>		Related to the Said Property
		3. Sale-2010 <i>[For details please refer to Item 2 of Table below- this document is not connected to the title]</i>		Not Related to the Said Property
		4. Sale-2011 <i>[For details please refer to Item 3 of Table below- this document is not connected to the title]</i>		Not Related to the Said Property

* Table: Volume Inspection

Sl. No.	Parties	Book No.	Volume No.	Pages	Deed No.	Year	Purport of Document
2.	Manoyar Uddin ... Vendor Ebadat Gayen ... Purchaser	—	—	—	11094	2010	The Vendor sold to Purchaser land measuring 27 (twenty seven) decimal
3.	Yakub Ali Molla ... Vendor Manoj Kumar Chindalia ... Purchaser	—	—	—	1414	2011	The Vendor sold to Purchaser land measuring 5.6 (five point six) decimal



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Note: Originals of all Search Reports and Receipts are enclosed, collectively marked Annexure B1.

**Annexure C
(Details of Court Searches)**

Kamal Moni Das

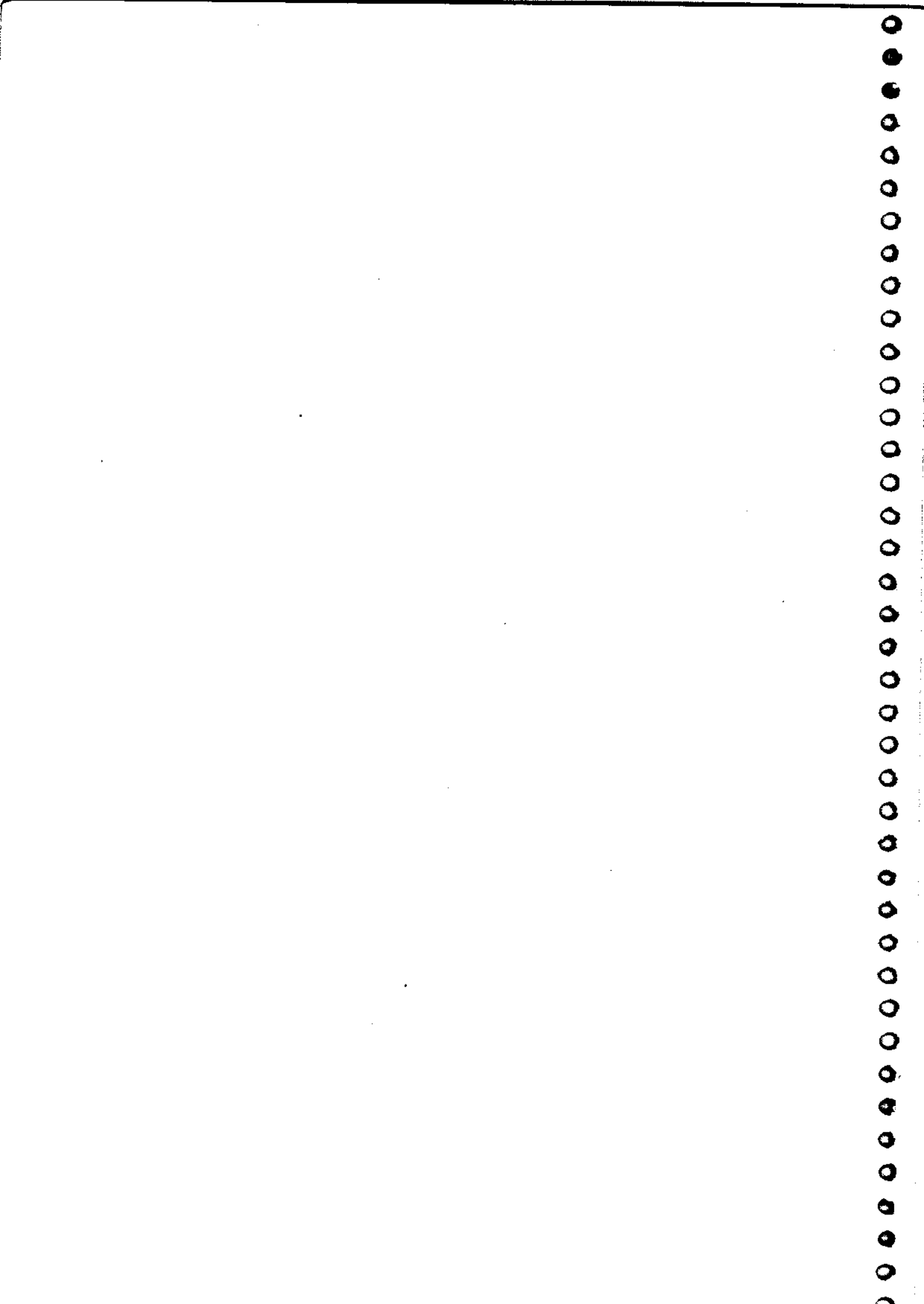
Courts Searched	Period	Entries found	Remarks
1st Civil Judge Junior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2001	None None None None	—
1st Civil Judge Senior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2001	None None None None	—

Nirmala Das

Courts Searched	Period	Entries found	Remarks
1st Civil Judge Junior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2005	None None None None	—
1st Civil Judge Senior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2005	None None None None	—

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Kamala Santra

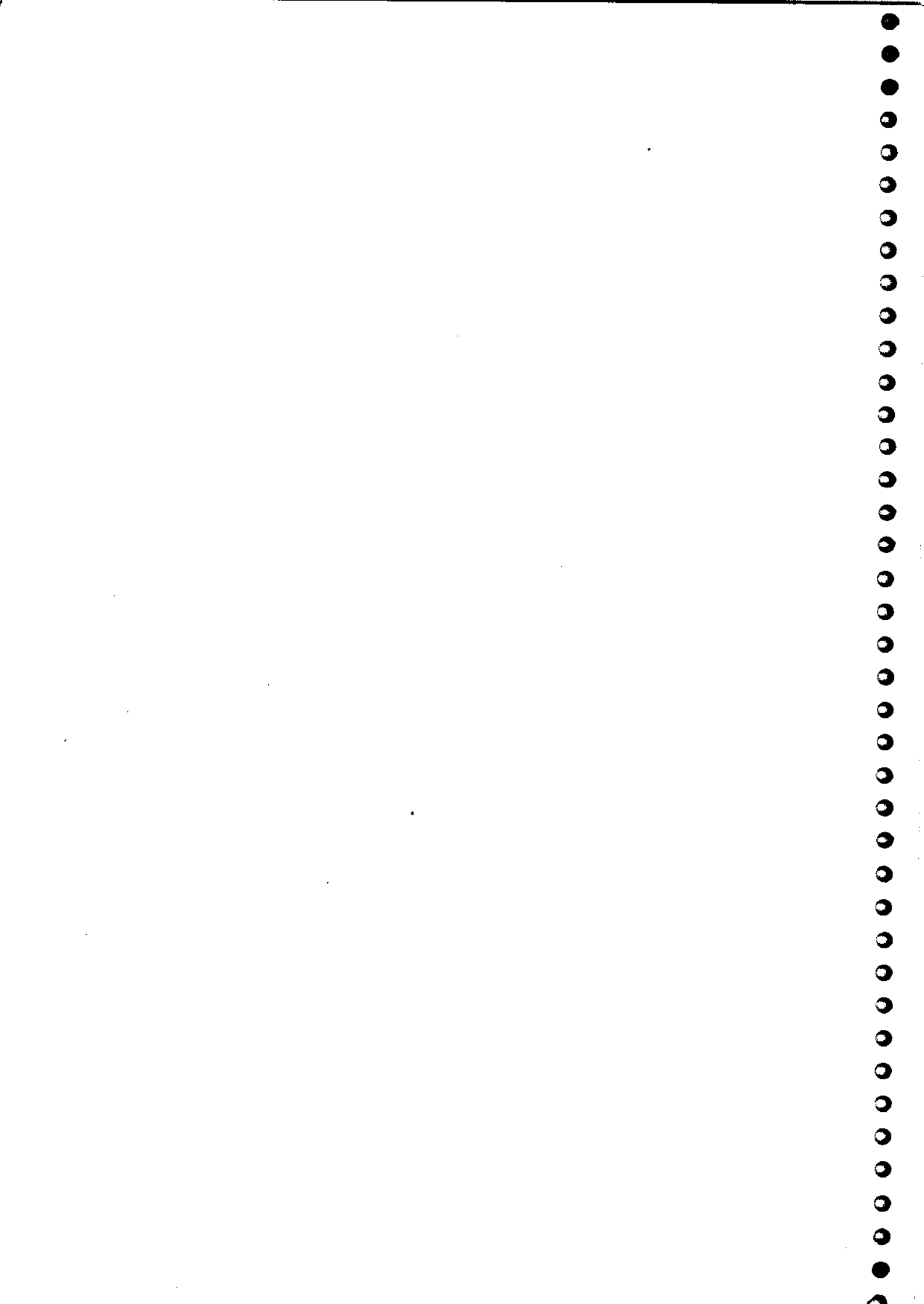
Courts Searched	Period	Entries found	Remarks
1st Civil Judge Junior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2006	None None None None	—
1st Civil Judge Senior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2006	None None None None	—

Rumpa Santra

Courts Searched	Period	Entries found	Remarks
1st Civil Judge Junior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2006	None None None None	—
1st Civil Judge Senior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2006	None None None None	—

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Pintu Santra

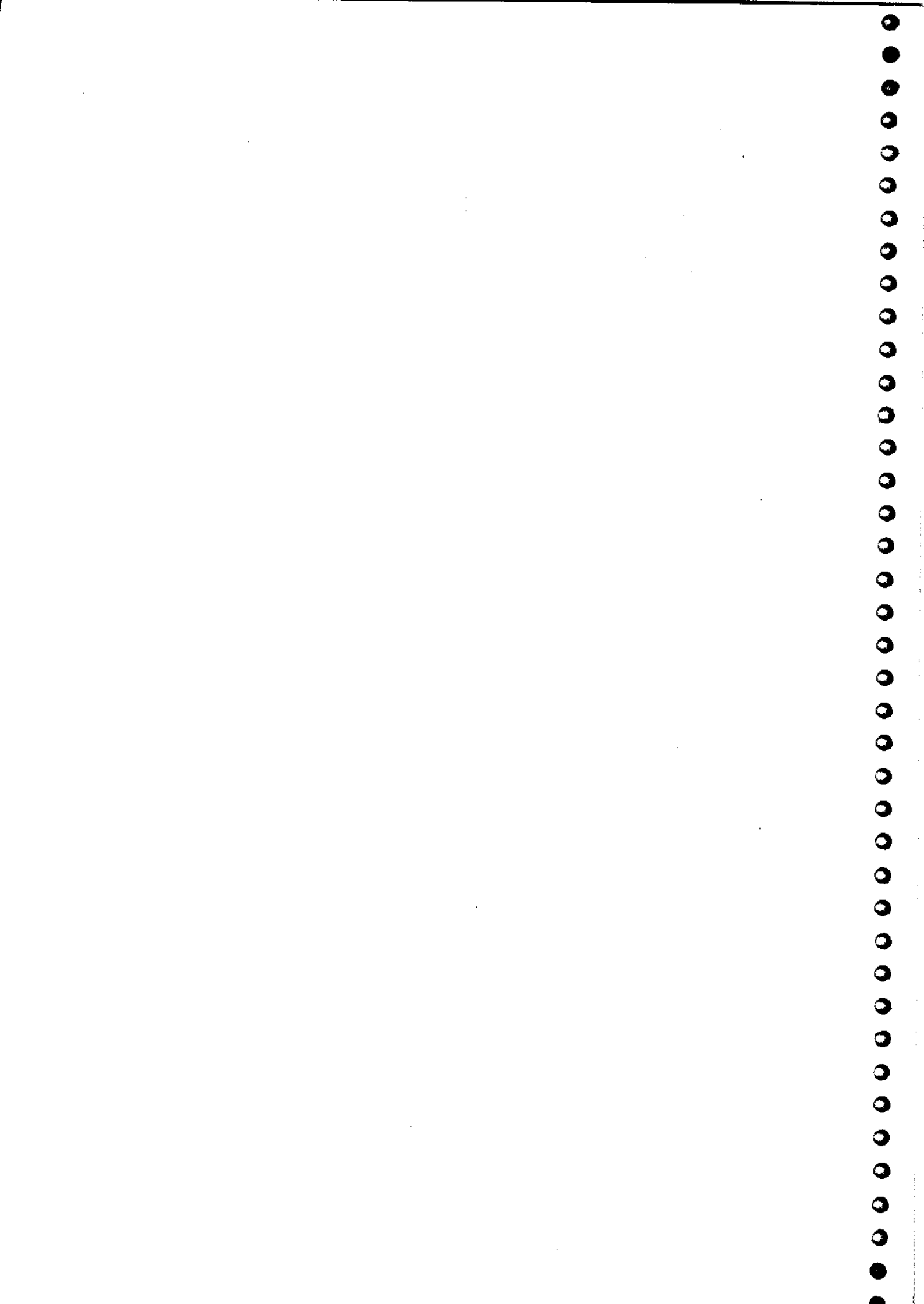
Courts Searched	Period	Entries found	Remarks
1st Civil Judge Junior Division, Barasat: Title Suit Money Suit Title Execution Money Execution.	1999-2006	None None None None	—
1st Civil Judge Senior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2006	None None None None	—

Asis Santra

Courts Searched	Period	Entries found	Remarks
1st Civil Judge Junior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2006	None None None None	—
1st Civil Judge Senior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2006	None None None None	—

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Rubi Santra

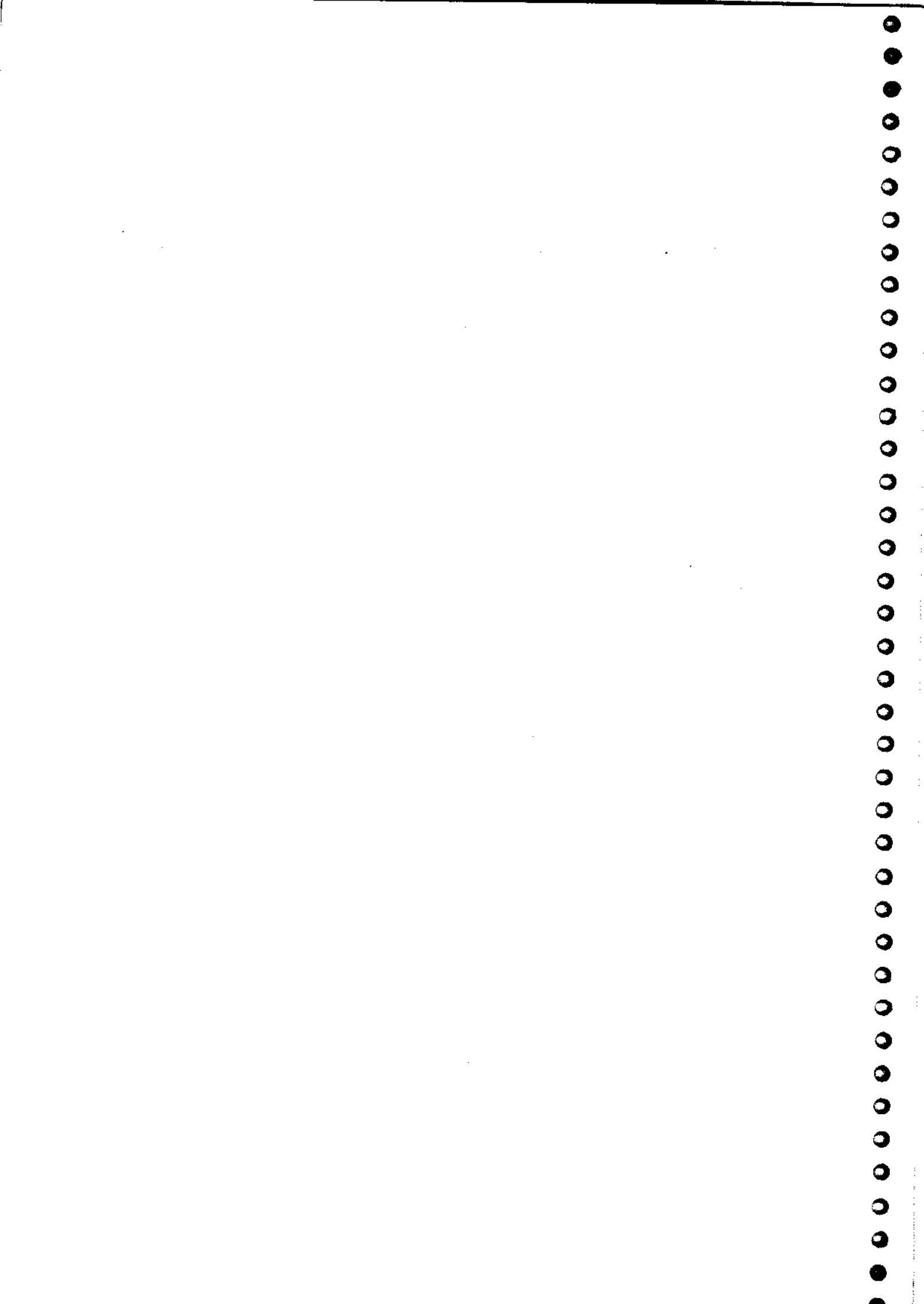
Courts Searched	Period	Entries found	Remarks
1st Civil Judge Junior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2006	None None None None	—
1st Civil Judge Senior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2006	None None None None	—

Uma Mukherjee

Courts Searched	Period	Entries found	Remarks
1st Civil Judge Junior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2006	None None None None	—
1st Civil Judge Senior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2006	None None None None	—

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Niva Das

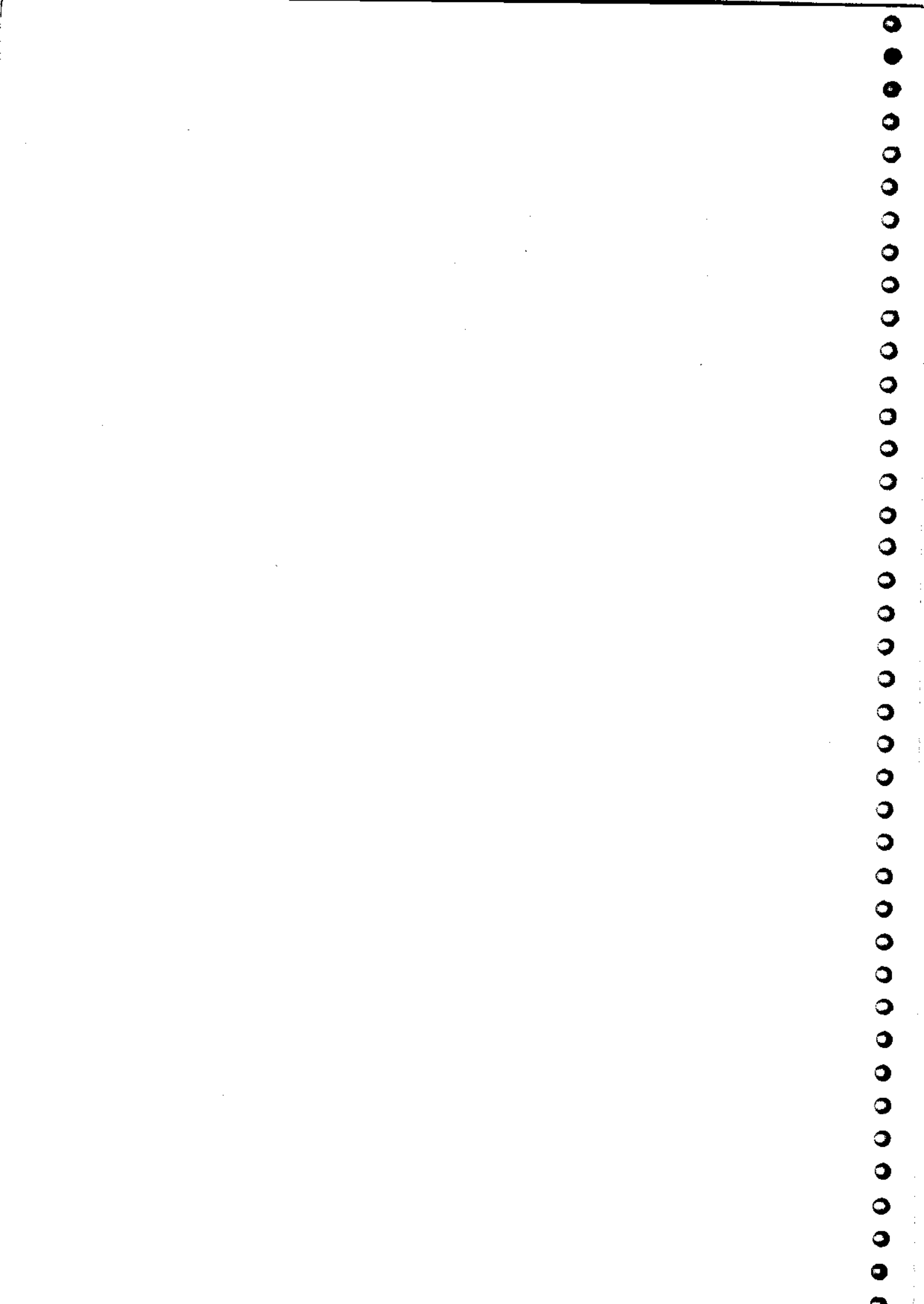
Courts Searched	Period	Entries found	Remarks
1st Civil Judge Junior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2007	None None None None	—
1st Civil Judge Senior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2007	None None None None	—

Dilip Das

Courts Searched	Period	Entries found	Remarks
1st Civil Judge Junior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2007	None None None None	—
1st Civil Judge Senior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2007	None None None None	—

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Subhas Das

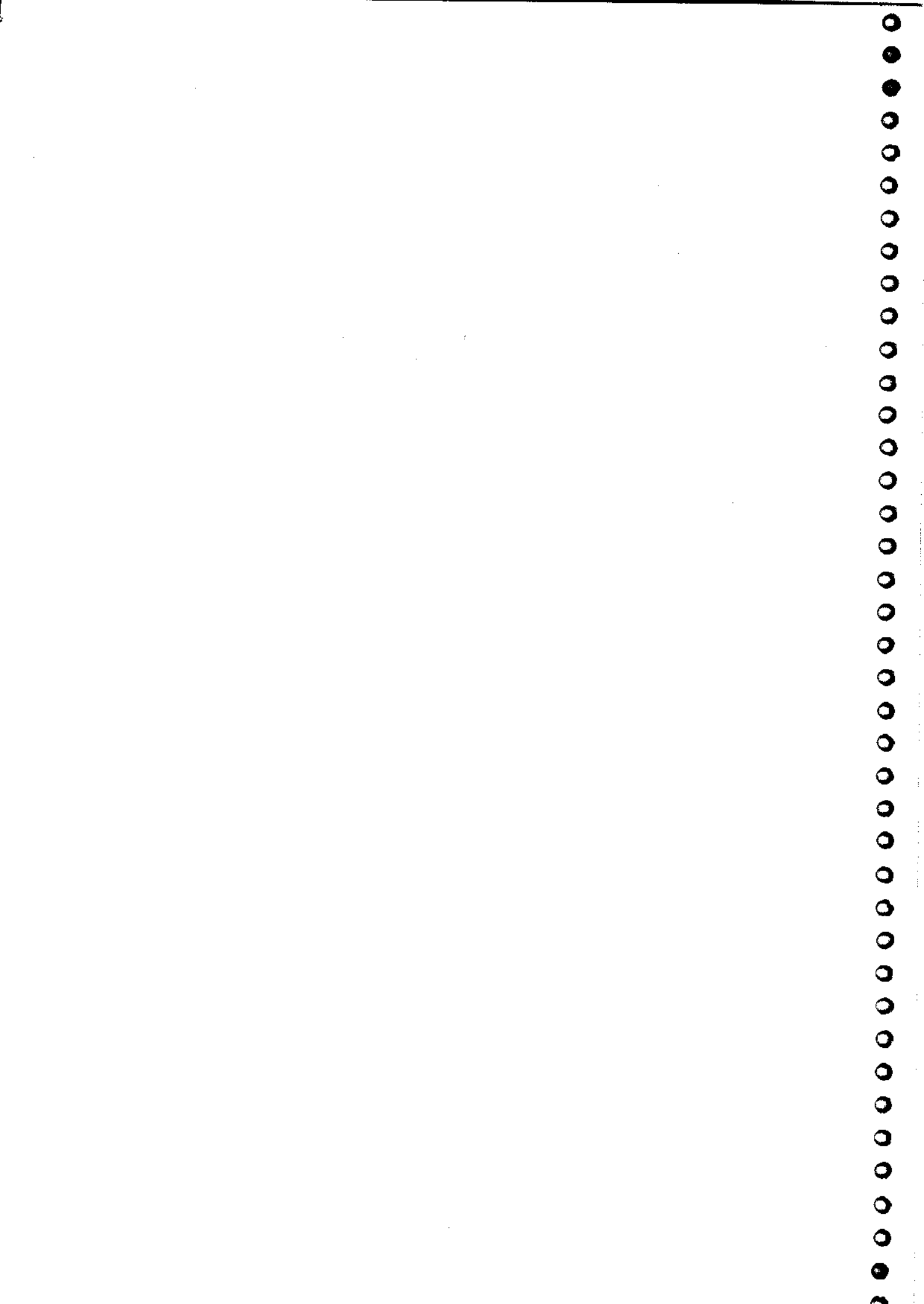
Courts Searched	Period	Entries found	Remarks
1st Civil Judge Junior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2007	None None None None	—
1st Civil Judge Senior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2007	None None None None	—

Moly Das

Courts Searched	Period	Entries found	Remarks
1st Civil Judge Junior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2007	None None None None	—
1st Civil Judge Senior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2007	None None None None	—

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Merry Adhikari alias Chandra Adhikari

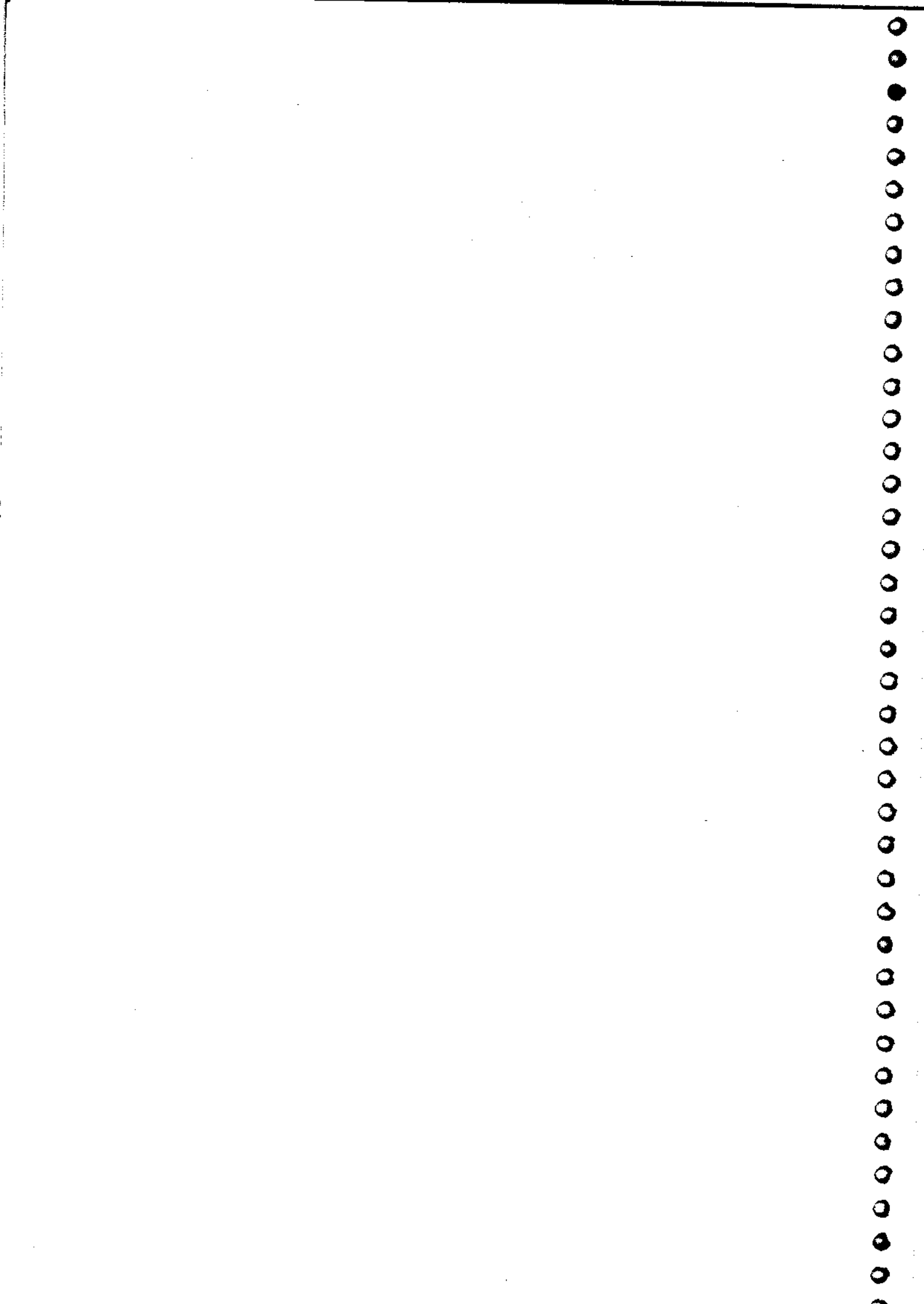
Courts Searched	Period	Entries found	Remarks
1st Civil Judge Junior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2007	None None None None	—
1st Civil Judge Senior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2007	None None None None	—

Lily Das

Courts Searched	Period	Entries found	Remarks
1st Civil Judge Junior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2007	None None None None	—
1st Civil Judge Senior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2007	None None None None	—

Saha & Ray





Poli Das

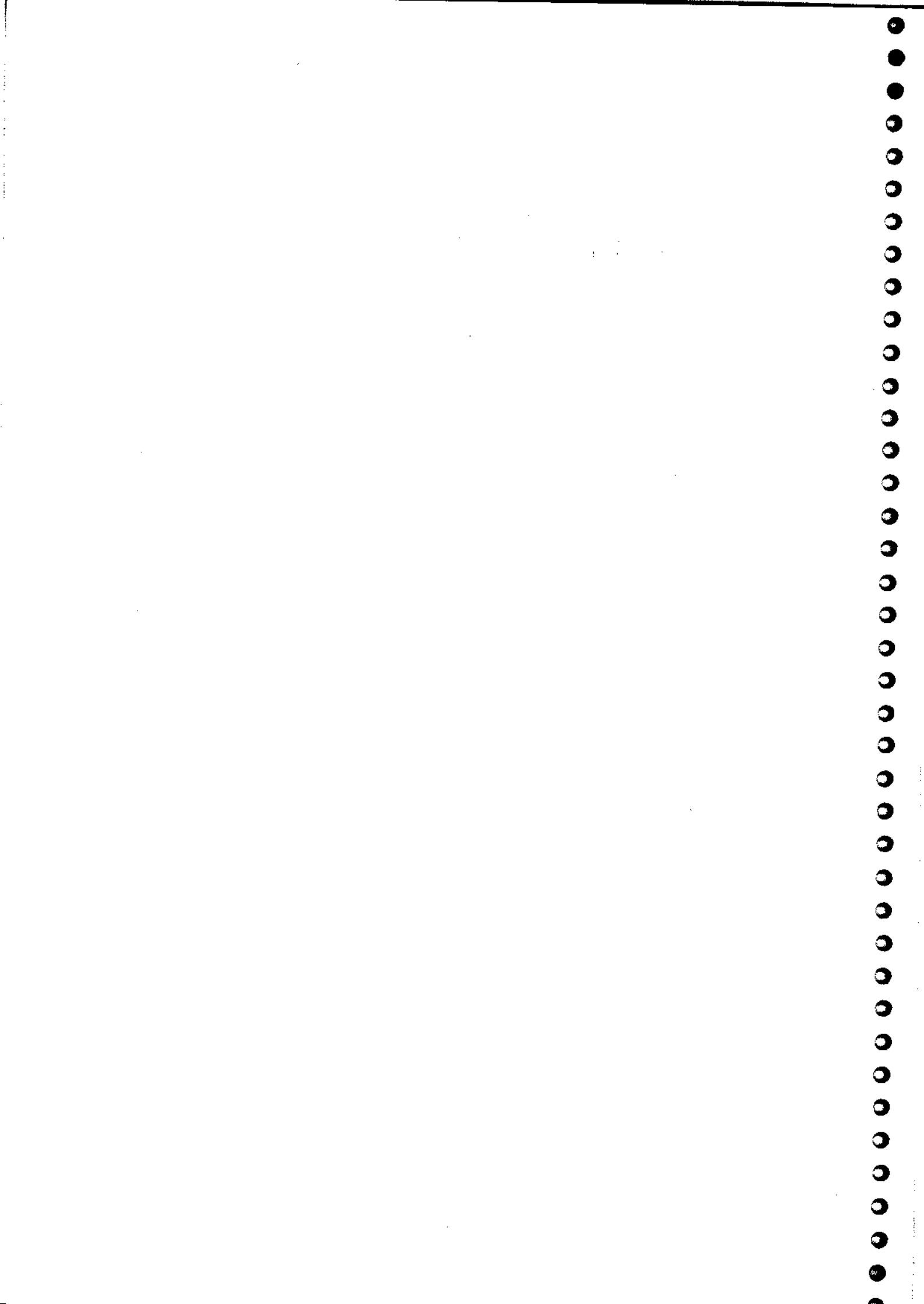
Courts Searched	Period	Entries found	Remarks
1st Civil Judge Junior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2007	None None None None	—
1st Civil Judge Senior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2007	None None None None	—

Binapani Das

Courts Searched	Period	Entries found	Remarks
1st Civil Judge Junior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2007	None None None None	—
1st Civil Judge Senior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2007	None None None None	—

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Agamoni Das

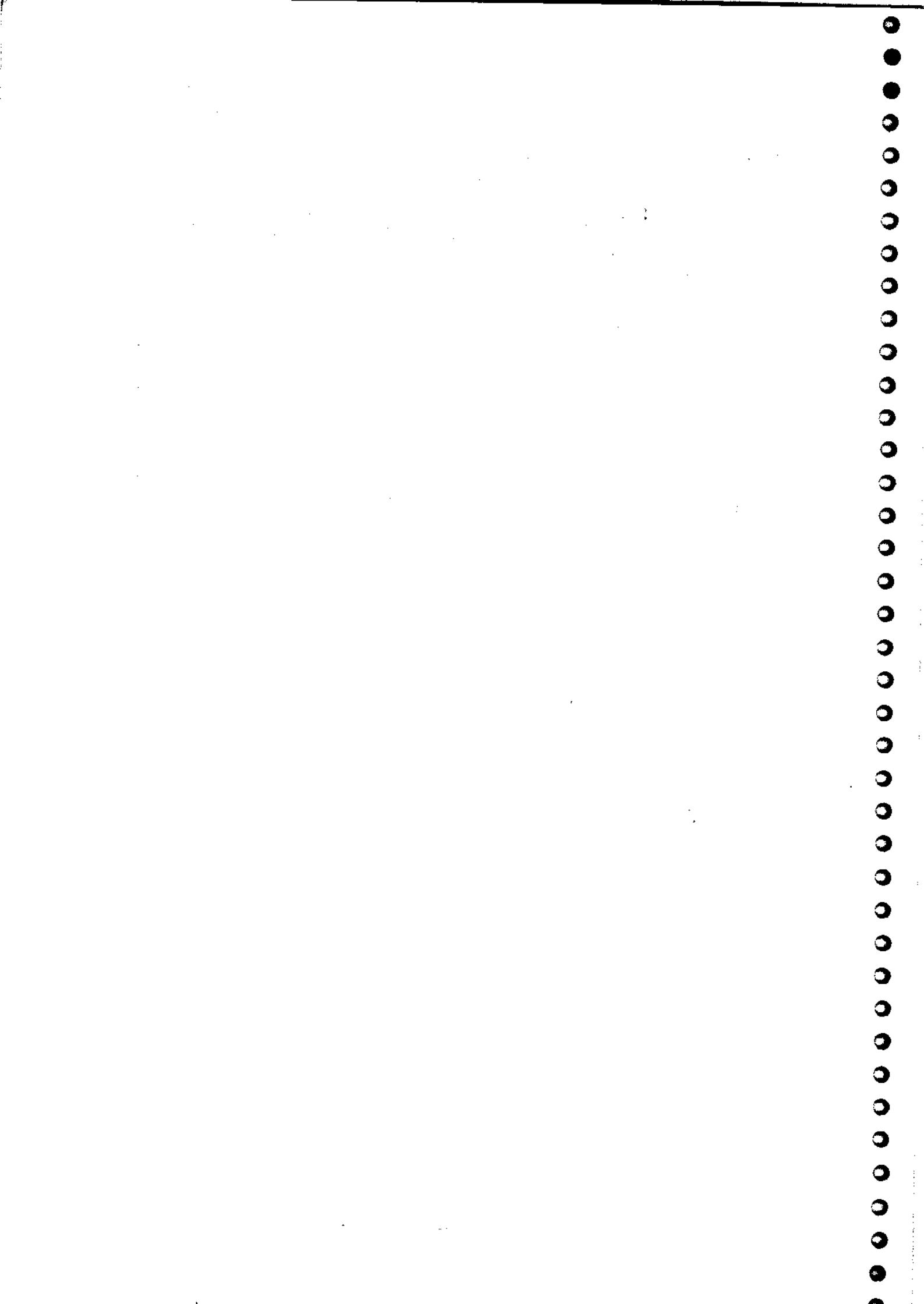
Courts Searched	Period	Entries found	Remarks
1st Civil Judge Junior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2007	None None None None	—
1st Civil Judge Senior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2007	None None None None	—

Nil Madhab Das

Courts Searched	Period	Entries found	Remarks
1st Civil Judge Junior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2010	None None None None	—
1st Civil Judge Senior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2010	None None None None	—

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Well Plan Merchants Private Limited

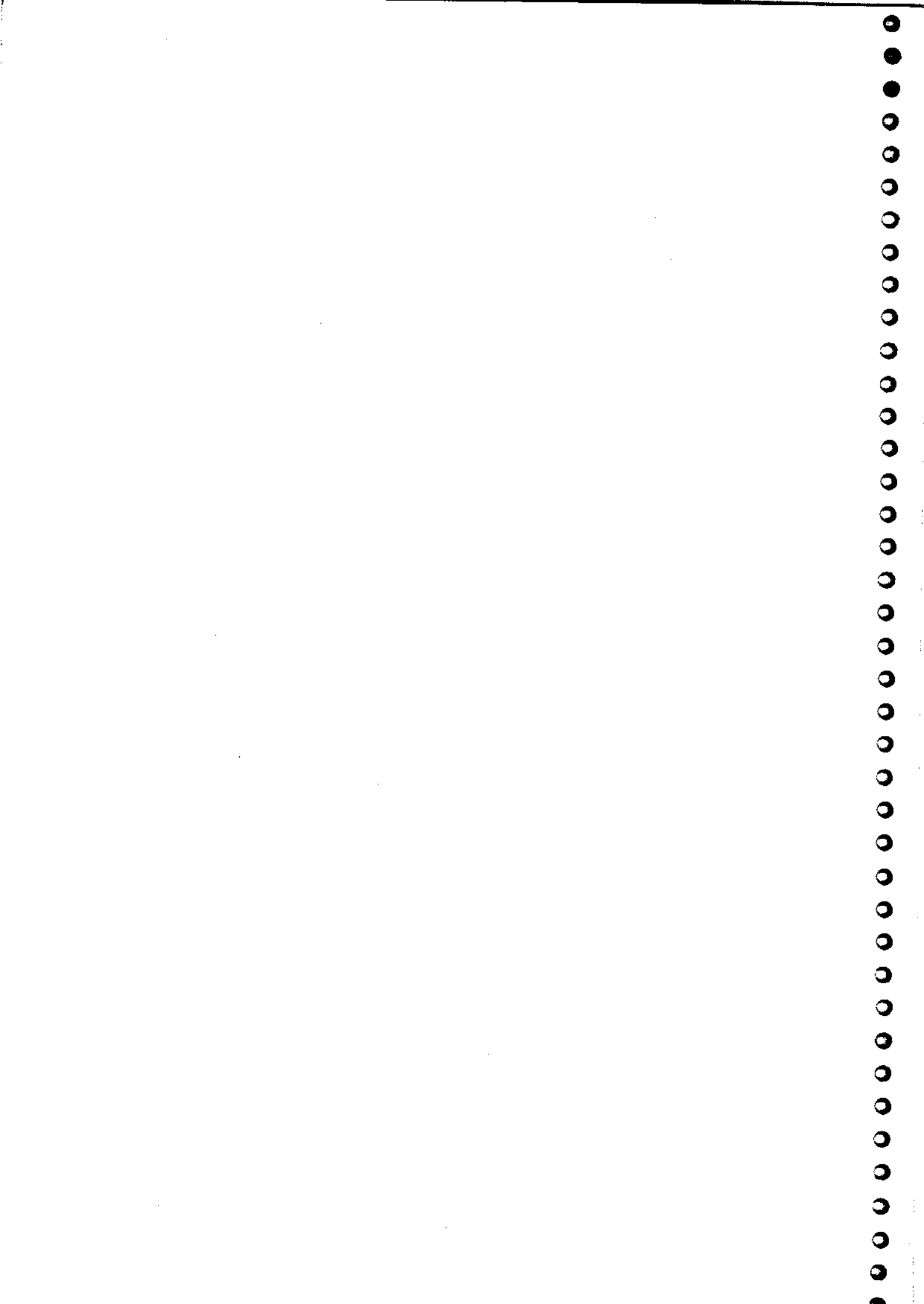
Courts Searched	Period	Entries found	Remarks
1st Civil Judge Junior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2010	None None None None	—
1st Civil Judge Senior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2010	None None None None	—

Star Plaza Private

Courts Searched	Period	Entries found	Remarks
1st Civil Judge Junior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2010	None None None None	—
1st Civil Judge Senior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2010	None None None None	—

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Smart Goods Private Limited

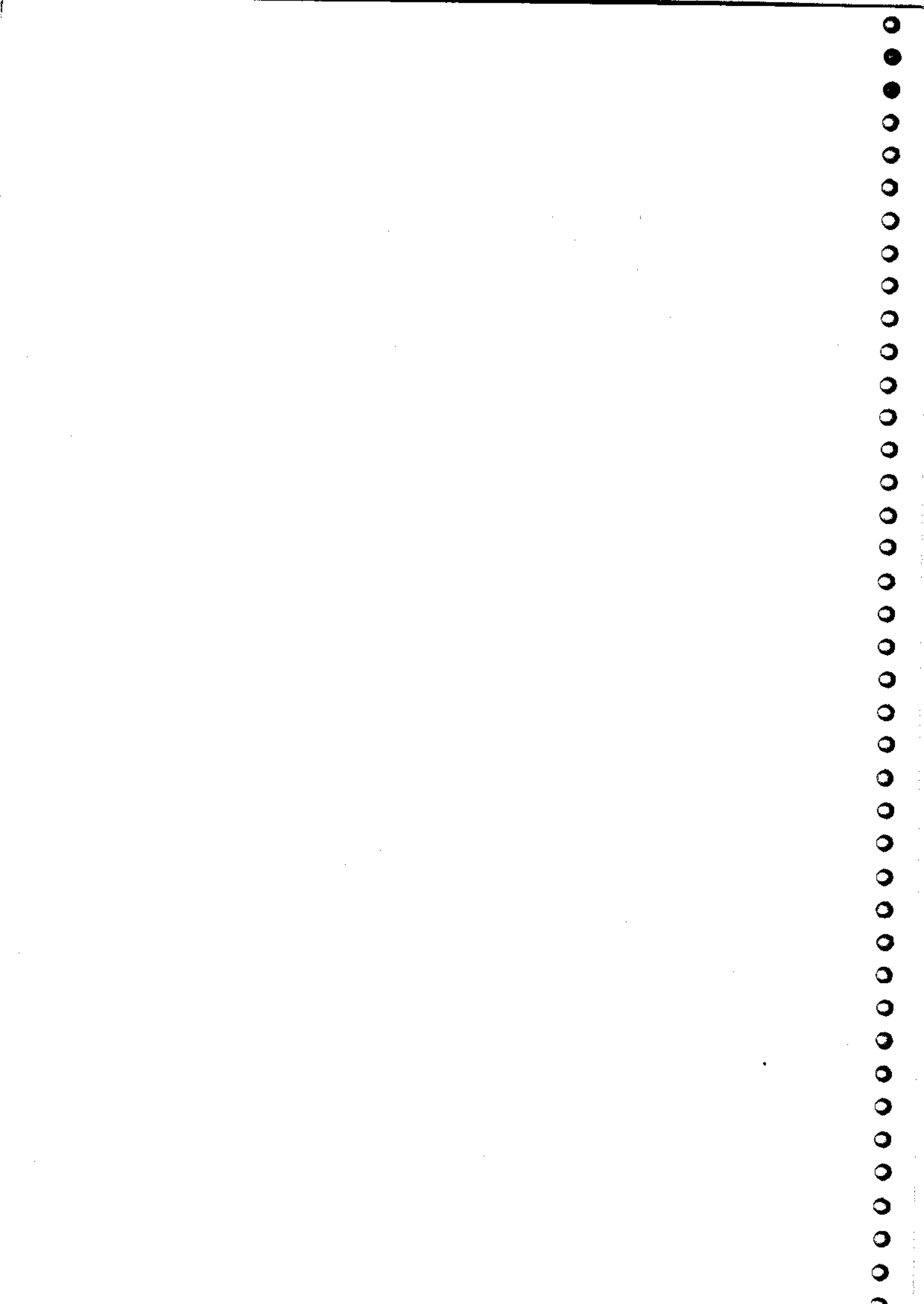
Courts Searched	Period	Entries found	Remarks
1st Civil Judge Junior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2010	None None None None	—
1st Civil Judge Senior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2010	None None None None	—

Tropex Vanijaya Private Limited

Courts Searched	Period	Entries found	Remarks
1st Civil Judge Junior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2010	None None None None	—
1st Civil Judge Senior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2010	None None None None	—

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Wonder Vyapaar Private Limited

Courts Searched	Period	Entries found	Remarks
1st Civil Judge Junior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2010	None None None None	—
1st Civil Judge Senior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2010	None None None None	—

Digvijay Tie Up Private Limited

Courts Searched	Period	Entries found	Remarks
1st Civil Judge Junior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2010	None None None None	—
1st Civil Judge Senior Division, Barasat: Title Suit Money Suit Title Execution Money Execution	1999-2010	None None None None	—

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Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court, Moveables Immovables	2000-2005	None	A-200339	—

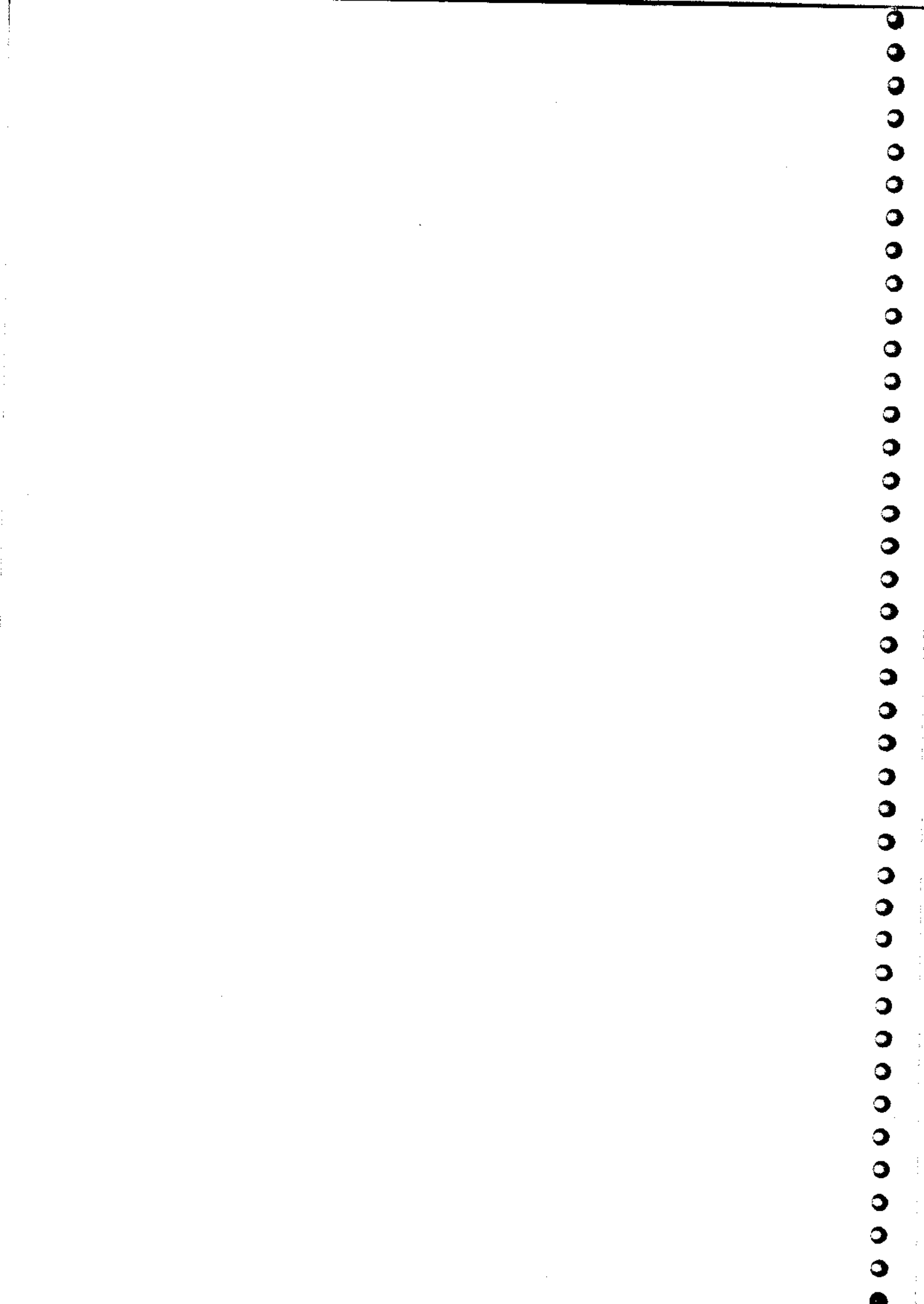
Nirmala Das

Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court, Moveables Immovables	2000-2001	None	A-200337	—

Kamali Moni Das

Courts Searched	Period	Entries found	Remarks
1 st Civil Judge Senior Division, Barrasat: Title Suit Money Suit Title Execution Money Execution	1999-2010	None None None None	—
1 st Civil Judge Junior Division, Barrasat: Title Suit Money Suit Title Execution Money Execution	1999-2010	None None None None	—

Umatl Sales Private Limited



Kamala Santra

Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court: Moveables Immovables	2000-2006	None	A-200349	—

Rumpa Santra

Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court: Moveables Immovables	2000-2006	None	A-200350	—

Pintu Santra

Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court: Moveables Immovables	2000-2006	None	A-200351	—

Asis Santra

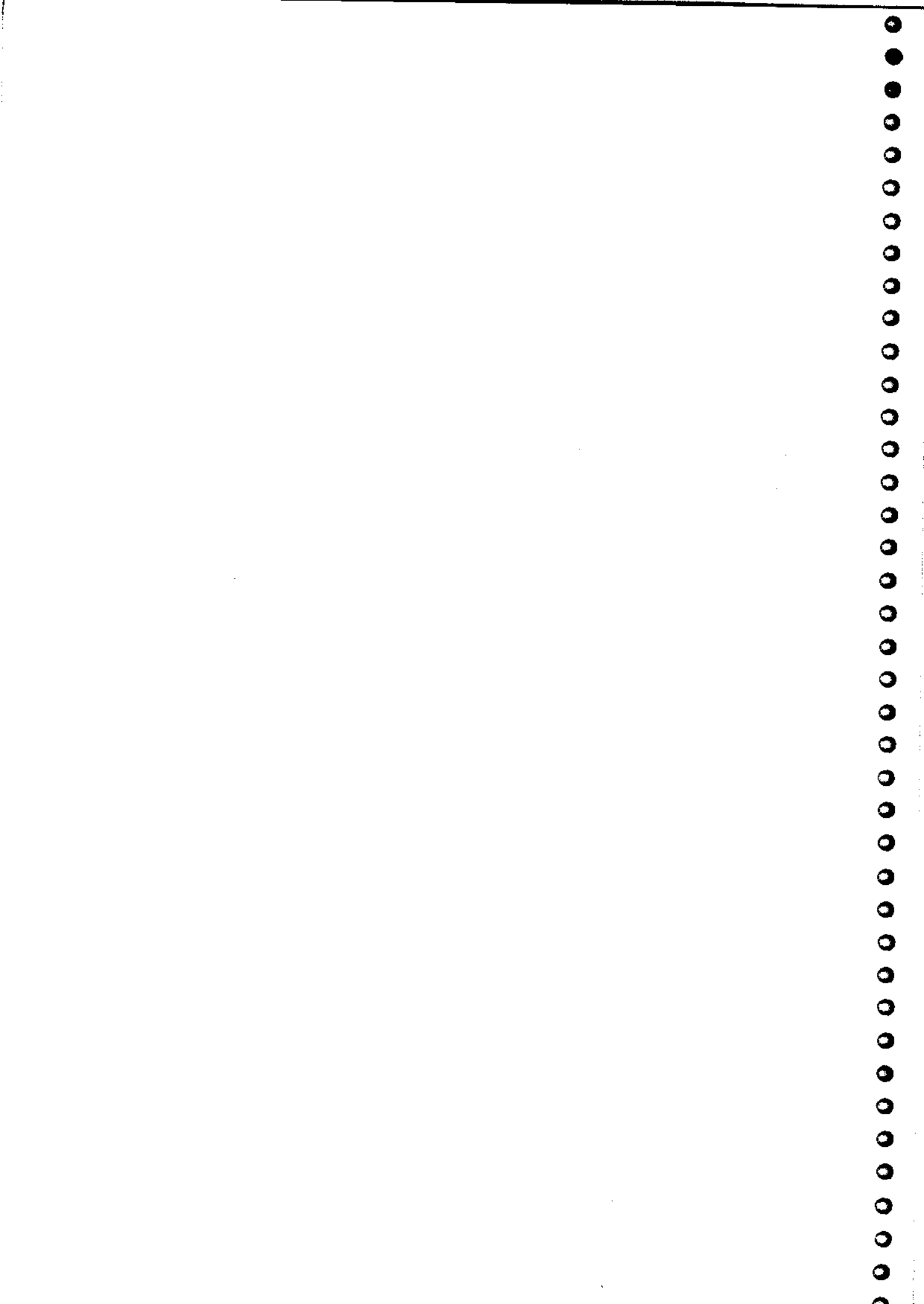
Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court: Moveables Immovables	2000-2006	None	A-200352	—

Rubi Santra

Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court: Moveables immovables	2000-2006	None	A-200353	—



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Uma Mukherjee

Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court: Moveables Immovables	2000-2006	None	A-200336	—

Niva Das

Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court: Moveables Immovables	2000-2007	None	A-200340	—

Dilip Das

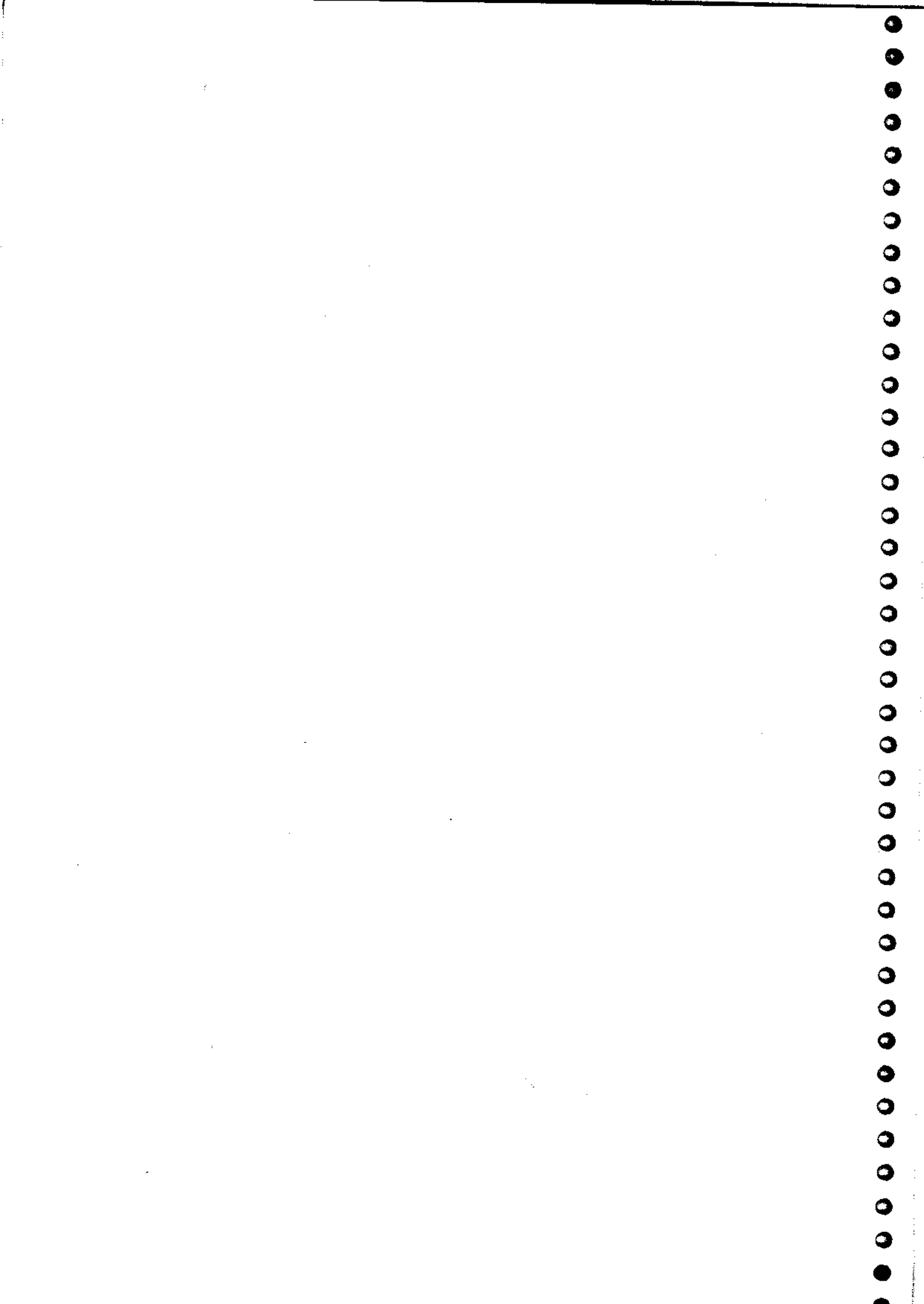
Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court: Moveables Immovables	2000-2007	None	A-200341	—

Subhas Das

Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court: Moveables Immovables	2000-2007	None	A-200342	—

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Moly Das

Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court: Moveables Immovables	2000-2007	None	A-200344	—

Merry Adhikary alias Chandra Adhikary

Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court: Moveables Immovables	2000-2007	None	A-200343	—

Lily Das

Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court: Moveables Immovables	2000-2007	None	A-200345	—

Poli Das

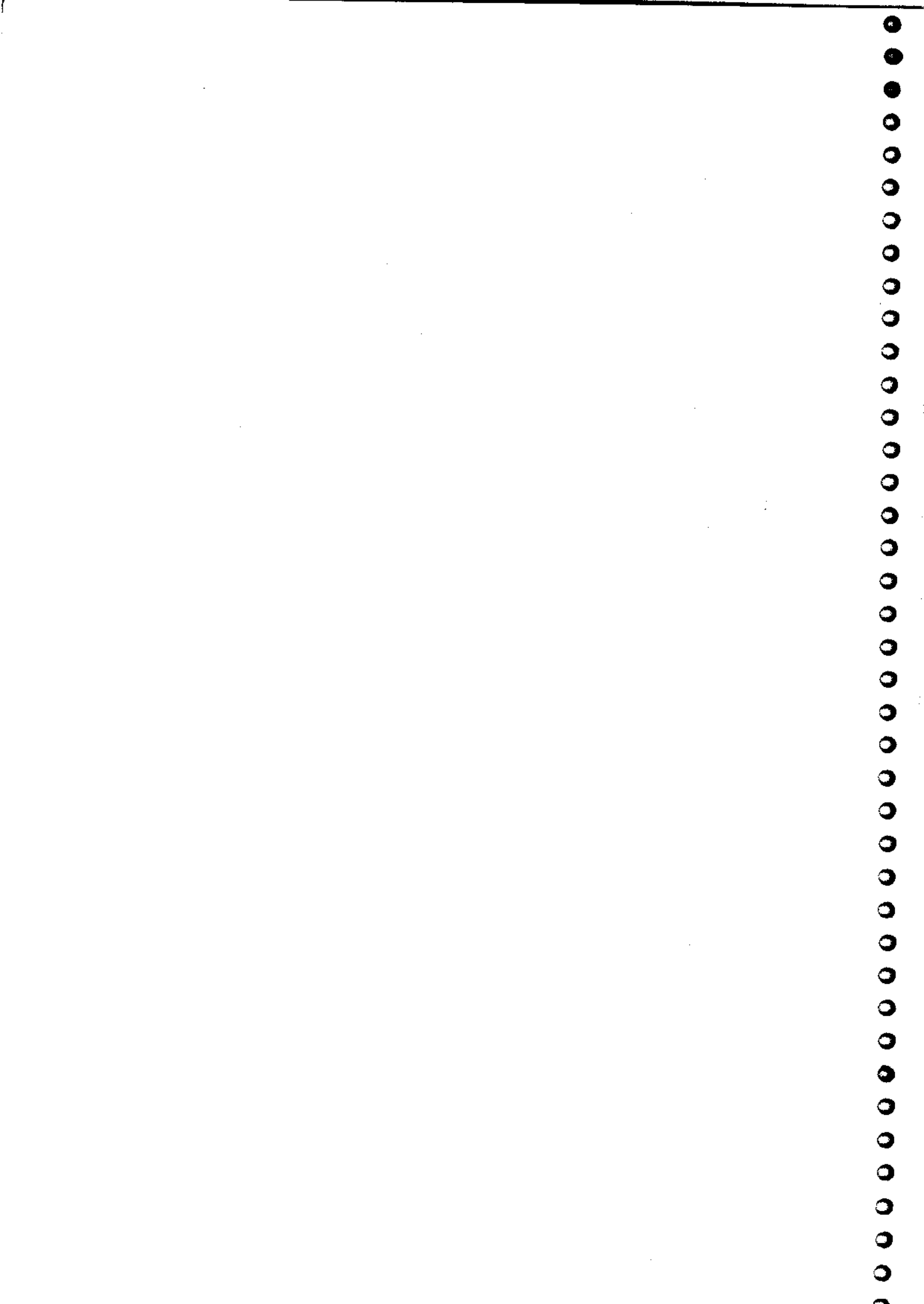
Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court: Moveables Immovables	2000-2007	None	A-200346	—

Binapani Das

Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court: Moveables Immovables	2000-2007	None	A-200347	—



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Agamoni Das

Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court: Moveables Immovables	2000-2007	None	A-200348	—

Nil Madhab Das

Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court: Moveables Immovables	2000-2010	None	A-200338	—

Well Plan Merchants Private Limited

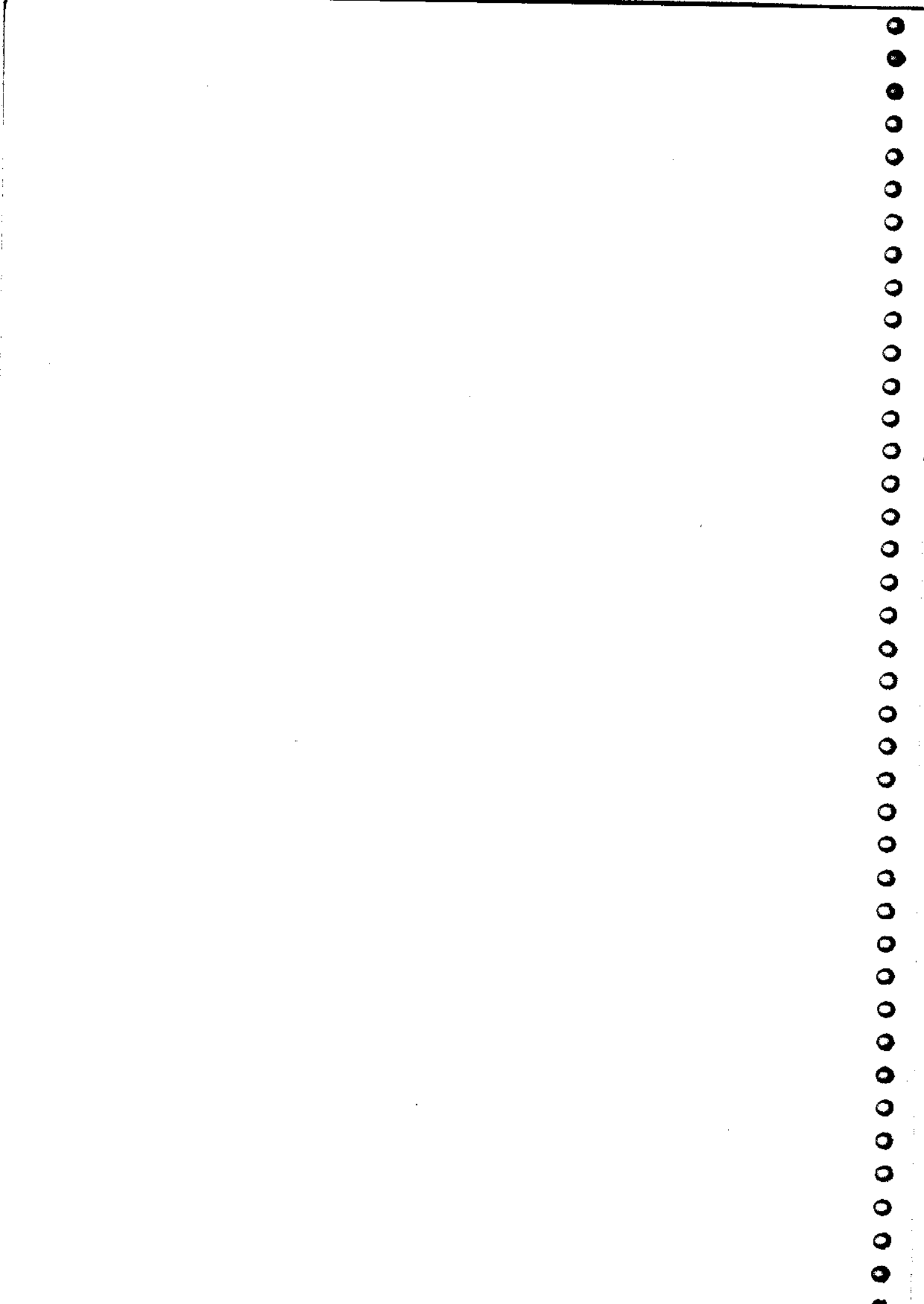
Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court: Moveables Immovables	2000-2010	None	A-200354	—

Star Plaza Private Limited

Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court: Moveables Immovables	2000-2010	None	A-200355	—

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Smart Goods Private Limited

Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court: Moveables Immovables	2000-2010	None	A-200356	—

Tropex Vanijaya Private Limited

Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court: Moveables Immovables	2000-2010	None	A-200357	—

Wonder Vyapaar Private Limited

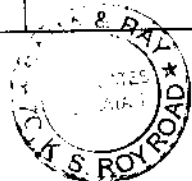
Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court: Moveables Immovables	2000-2010	None	A-200358	—

Digvijay Tie Up Private Limited

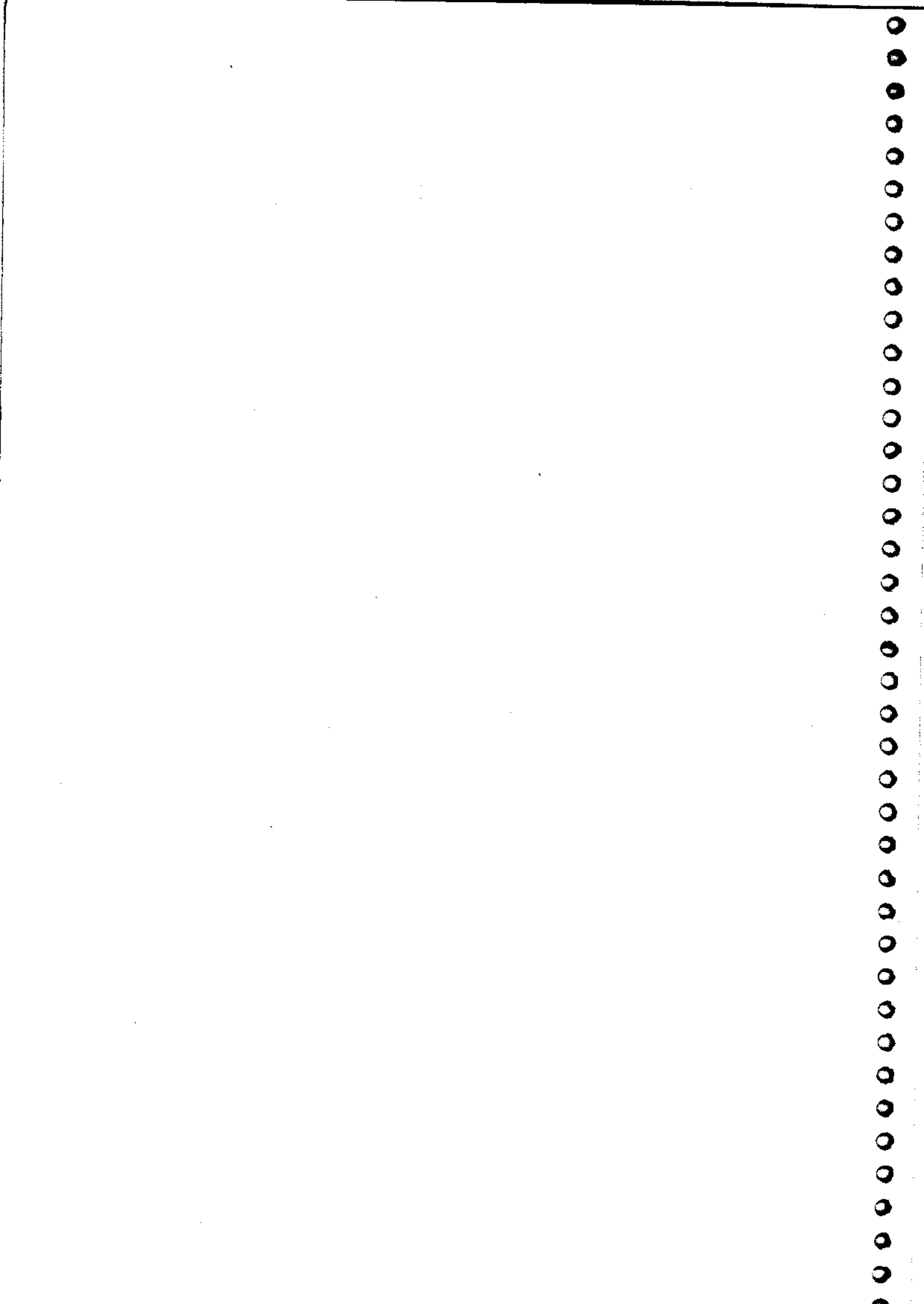
Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court: Moveables Immovables	2000-2010	None	A-200359	—

Unnati Sales Private Limited

Courts Searched	Period	Entries found	Receipt No.	Remarks
Attachment Register, High Court: Moveables Immovables	2000-2010	None	A-200360	—



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Note: Originals of all Certificates and Search Reports of 1st Civil Judge, Junior Division, Batasat, 1st Civil Judge, Senior Division, Barasat and Attachment Register, Sheriff, High Court at Calcutta are enclosed, collectively marked Annexure C1.

**Annexure D
(Block Land And Land Reform Officer, Rajarhat)**

Well Plan Merchants Private Limited, Star Plaza Private Limited, Smart Goods Private Limited, Unnati Sales Private Limited, Digvijay Tie Up Private Limited, Wonder Vyapaar Private Limited and Tropex Vanijaya Private Limited are the recorded owners of the Said Property, each of them having their respective share therein.

Note: Photocopy of the L.R. Parchas are enclosed, collectively marked Annexure D1.

**Annexure E
(Land Acquisition Collector)**

The Said Property is not affected by acquisition.

Note: Original Search Report is enclosed, marked Annexure E1.

**Annexure F
(Urban Land (Ceiling & Regulation) Act, 1976)**

The Competent Authority & Sub- Divisional Officer, Barasat, North 24 Parganas has granted No Objection Certificate vide Memo Nos. 5/ULC/Bst dated 5th January, 2009 in respect of the Said Property.

Note: Photocopy of No Objection Certificate is enclosed, marked Annexure F1.

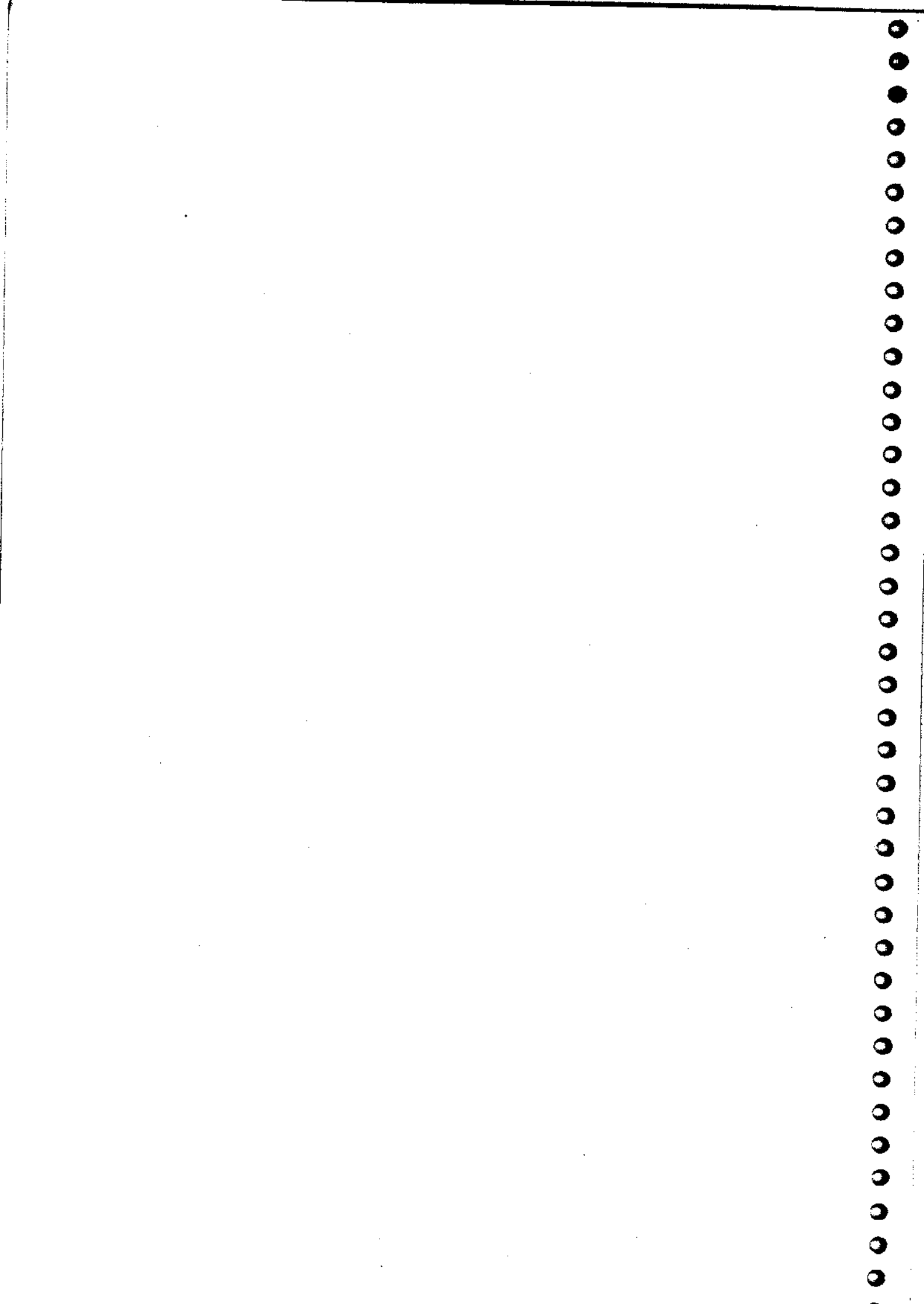
**Annexure G
(Ministry of Corporate Affairs)**

From the records maintained at the Office of the Registrar of Companies, West Bengal, it appears that no mortgage or charge has been created with respect to the Said Property.

Note: Original Reports are enclosed, collectively marked Annexure G1.

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20/9/15

Handwritten notes in the top left corner, including numbers and illegible text.

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Procurator
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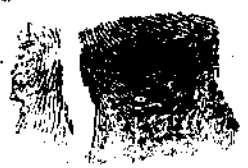
Sub-Registrar
Coimbatore, Dist. Coimbatore

Mobarak Hussain Mandal

Tarekhat

Mahindran Mandal

Sub-Registrar
Coimbatore, Dist. Coimbatore



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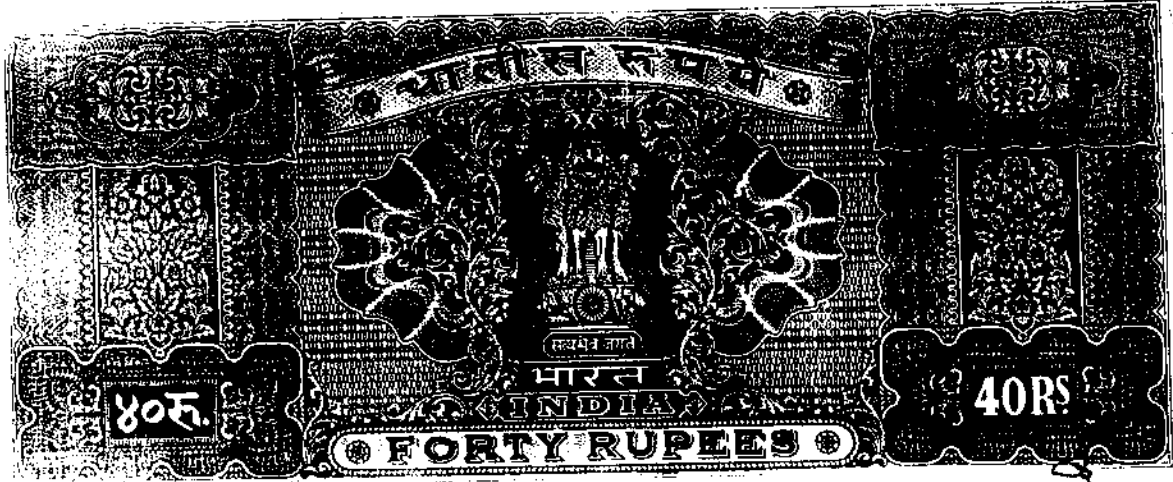
Mobarak Hussain Mandal

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Sub-Registrar
Coimbatore, Dist. Coimbatore

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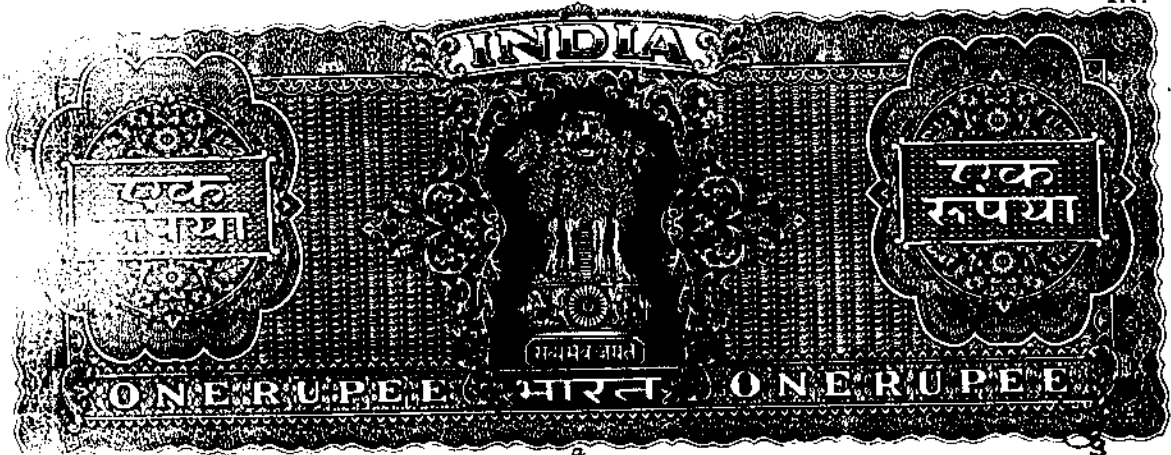
Makhanok Hermin-Moul

৩২০ নং অতিথারত ১২০ শতক জমি ওয়াসার নাতম লেবর্ত নিমি-
বদন ২য় ১ বসী ১০৩ শতক জমি দুই বংস অলোর নাতম
লেবর্ত ডুজ ২য়। বিকান জামি- সাবলক অকদায় ওয়াসার-
নামিখ উজ ১২০ শতক জমি আরম চাকানারদর দ্বায় বোজগার
১৩ দামি কার ওয়াসি বিং উজ জমি ওয়াসার বিসয় জামি-
উজ নিরুজ সুবসবিসয়র লেবর্ত ওয়াসি।

বিকান ওয়াসার জমি মাঝিমাধি ও নানা মন্তে কারলে নগদ
চাকার বিসয় ওয়াসারক ২৩য়াং উজ ও নিম্ন উপজীলে মন্তি
হান ৩২০ নং নাতম ১২০ শতক জমির মন্তি মাংগর পূর্বদিত
১০৭ শত শতক জমি বিসয় কারিমা- লোকাই জামিল ওয়াসার
অর্ধ দামিলর প্রীতা তাহা লোকাই পরকার জামিলে মসবিতা
আপনার গায় অলজকার বিসয় লংকা টাক দিতা অবিদ জমি
প্রসার ওয়াসার নিকটে জামিলে জামি আপনার প্রসার-
মন্তে ২৩য়াং বিকান কার অময় উমিল অলজকার মন্তে ২৩য়াং
১০০০.০০ মন্তি মাংগর টাক মন্তে মাত জোবামাং
বিসয় জামি উজ জমি ২৩২০ এক লামিলে বিসয়: মুজ ও



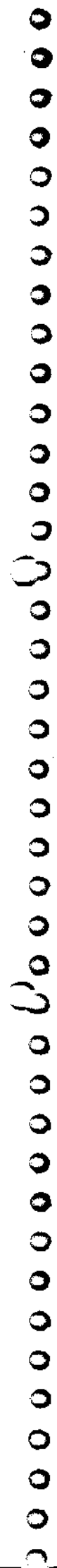




Meharok Hansram Meher

मिथ्या रूप देणाया, एव उक्त बळित आपलाच संशयाना-
 यान् मयान् दिशान् दिलास्य ।
 उक्त उ निम्न समवर्तिन वान्ति अत्रित् आ पर-यास्त कियु
 मुक्ति मुक्ति मंजुव लउ) एक इकियंक्त मीना भाव्या इति-
 व आकर उद्यमसु अद्यकारां गारिअ रडेह मयान् रडेह-
 मयान् कल्प, एव उ अत्रित् रडेहया व्रि एकाकार वल-अप-
 नाह मंजुव कल्प कर्तिल । आपानि आत्राव वरतीच सुस्त-
 मुक्तिवनी वडाकावरी मयान् मयान्कारिनी- एक उद्यकार रडेहय
 आत्मिक मयकार आत्राव नास्य आत्रित्तु निज वीअ मयान् कयान्
 आनाराय एव उक्त अत्रित्तुमा यान् विक्रयादव मुक्तिविकावरी-
 रडेहय मयान् कुन्यावृत्त पूव एवयान्दि उद्यकारिणान् मुन्याडिक्ति
 इक्तिजन कर्तव्य पत्रय सुप्रम वडास मयान् कारित् यान्कान । ताहय
 आत्राव किंवा आत्राव पुत्र एवयान्दि उद्यकारिणान् मुन्याडिक्ति
 इक्तिजन कर्तव्य वग्यावउ एवयान् कयान् वान्ति भाव्या आत्र) रडेहय
 ना । यान् एव एकाकार मयान् भाव्या कयान् वान्ति भाव्या
 एव विक्रय एकाकार वल-मयान् वान्ति उ अत्रित्तु रडेहय





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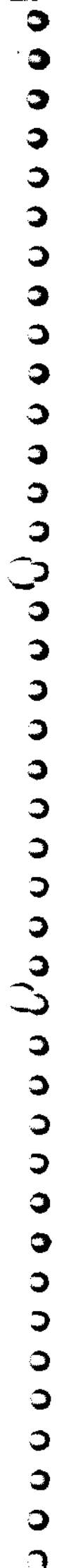
উক্ত ব্যক্তি রেডি পুস্কর্ষ নাম প্রিন্সিপাল কারিগরে বা প্রিন্সিপাল কারিগর-
দুইজন। অন্য কারিগরও নিকট স্বাক্ষর করা কারিগরে বা উক্ত
নিম্নলিখিত জিলায় কিংবা বিক্রেতা জিলায় অর্ন্ত উক্ত নম্বর বা উক্ত
কোন অপ্রতিষ্ঠান বা ষড়যন্ত্র উৎসাহক কারিগরে বা উক্ত
কারিগরও নাম লেখাআমার নাম বা কারিগরও কারিগর নাম
আমাদের নামে অর্ন্ত নির্মাণ ও নির্মাণকারীর উক্ত ব্যক্তি
আমাদের নিকট আম দামের অর্ন্ত এবং আমের উক্ত -
আমাদের নিকটে আমের অর্ন্ত নির্মাণ কারিগর।

উক্ত নম্বর উক্তির কোন কারিগরও কিংবা কারিগর
কর্তৃক কোন কারিগরও বা অর্ন্ত অর্ন্ত আমের আমের
কর্তৃক আমের অর্ন্ত অর্ন্ত আমের আমের অর্ন্ত আমের
বা কর্তৃক আমের অর্ন্ত আমের অর্ন্ত আমের অর্ন্ত
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Mr. K. O. Ojo
 Director, Zaria, Nigeria

1/10/86



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भारत

एक सौ रुपये ONE HUNDRED RUPEES

Admission Under Rule 21 and also to (1) of the W & L R. Act 1938 Exempted from State duty / does not require Stamp duty / duly stamped under the Indian Stamp Act 1899 Schedule I A No. 2

Admission Under Rule 21 and also to (1) of the W & L R. Act 1938 Exempted from State duty / does not require Stamp duty / duly stamped under the Indian Stamp Act 1899 Schedule I A No. 2

Fee Paid - A 38.5
₹. 100 Paid to Govt. 0.40
40.10

Sub-Registrar
Coimbatore, Dist. South
11/8/87

McBain & Henson Mumbai

₹ 8000.00 का शर्त पर एक सौ हजार रुपये का प्रमाण पत्र

दिनांक: श्री अति कृपा भादुका मिति श्री नरसी नरहराम भादुका
भा. ७० मि राम दास अक्षयि लाल भाग्य सुनकर
खानेबाग ६८ बंगला शिवा लाल सुखवा

दिनांक: श्री अति कृपा भादुका मिति श्री नरसी नरहराम भादुका
भा. ७० मि राम दास अक्षयि लाल भाग्य सुनकर
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दिनांक: श्री अति कृपा भादुका मिति श्री नरसी नरहराम भादुका
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खानेबाग ६८ बंगला शिवा लाल सुखवा

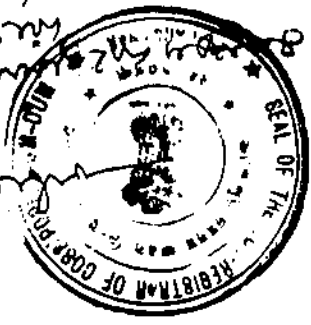


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ना. १०७०, गणेशगड, मुंबई
ना. १०७०, गणेशगड, मुंबई
ना. १०७०, गणेशगड, मुंबई

३ अक्षयगड
अक्षयगड पर पर पर (अक्षय) पत्रिका



MW
1981
Office
Hassain Mandal

Comrade Hassain Mandal
of Khasra, Gao
Registered
of the Registrar of Companies, Mumbai

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पचास रुपया

भारत

INDIA

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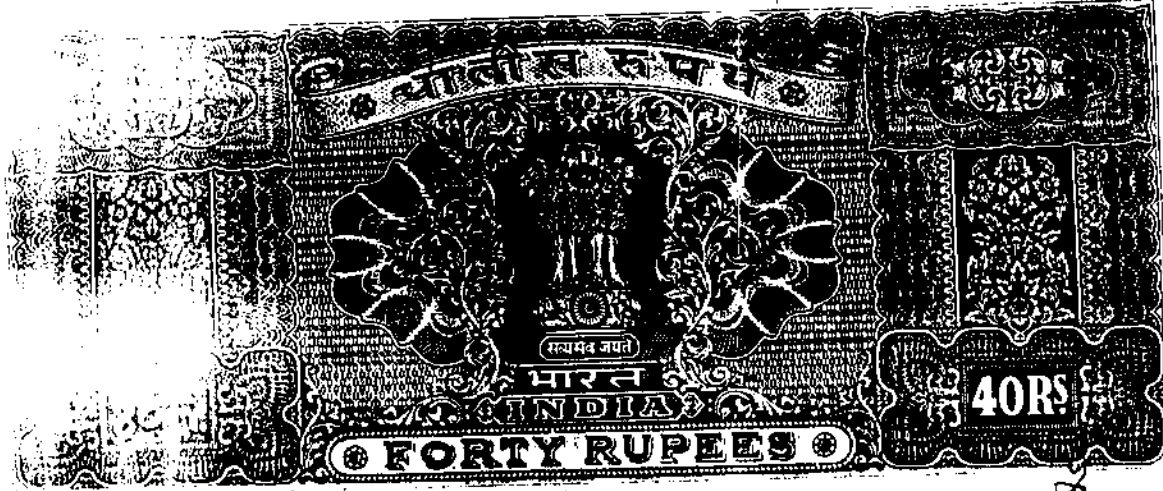
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Meharwal Homein Hindu

महाराष्ट्र शासन अर्थ विभाग अखिल भारतीय प्रशासन विभाग
 अखिल भारतीय प्रशासनिक सेवा अधिनियम १९५३ अन्तर्गत
 २४ नं. १०६३ क्र. मंत्रालय अखिल भारतीय प्रशासनिक सेवा अधिनियम
 अखिल भारतीय प्रशासनिक सेवा अधिनियम १९५३ अन्तर्गत
 अखिल भारतीय प्रशासनिक सेवा अधिनियम १९५३ अन्तर्गत
 अखिल भारतीय प्रशासनिक सेवा अधिनियम १९५३ अन्तर्गत
 अखिल भारतीय प्रशासनिक सेवा अधिनियम १९५३ अन्तर्गत
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 अखिल भारतीय प्रशासनिक सेवा अधिनियम १९५३ अन्तर्गत
 अखिल भारतीय प्रशासनिक सेवा अधिनियम १९५३ अन्तर्गत
 अखिल भारतीय प्रशासनिक सेवा अधिनियम १९५३ अन्तर्गत
 अखिल भारतीय प्रशासनिक सेवा अधिनियम १९५३ अन्तर्गत







McBonomah Her main Monds

विश्व ३५ २०७७ भारत शान्ति दिवस...
१७७ भारत वाणिज्य सन्धि शान्ति ७२० नं. भारत...
भारत वाणिज्य आचार नाट्य सन्धि विधिकरण २०० नं. १
भारत वाणिज्य सन्धि १७२० नं. १२०० नाट्य सन्धि ३०० २०१२

विश्वतः पत्रिका आचार्यक अन्वये आचार्य नाट्य सन्धि २०
भारत वाणिज्य सन्धि १७२० नं. १२०० नाट्य सन्धि ३०० २०१२
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विश्वतः पत्रिका आचार्यक अन्वये आचार्य नाट्य सन्धि २०
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भारत वाणिज्य सन्धि १७२० नं. १२०० नाट्य सन्धि ३०० २०१२



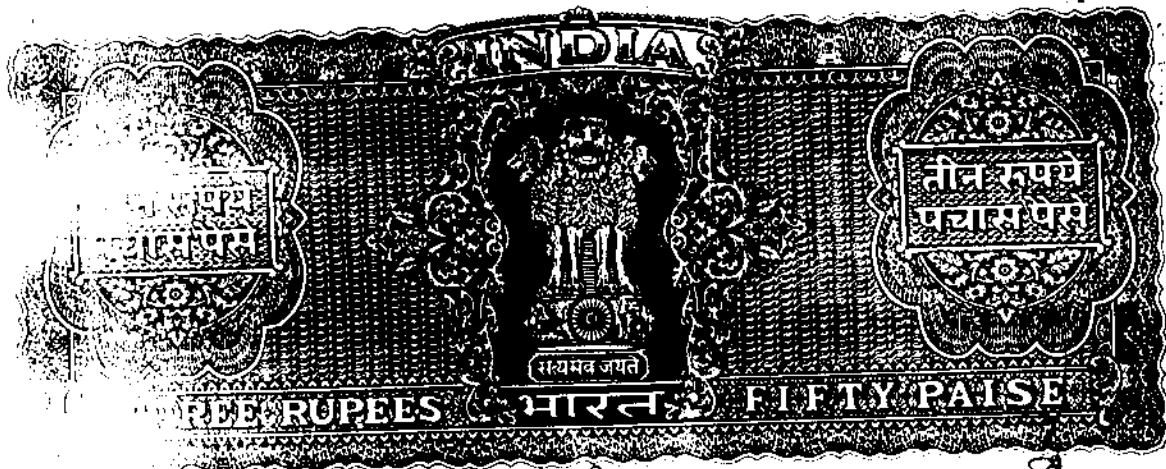


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سنة ١٢٠٠

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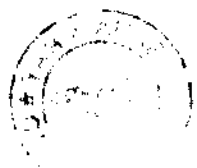
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23

অসমত অসমীয়া বিদ্যালয়সমূহৰ তথা শিক্ষিতৰ অৰ্ধশিক্ষিতৰ অৱস্থা হওঁতে
ও পঢ়িবলৈ লিখিত অক্ষয় হোৱা নিতিক্ষয় হোৱাৰ ফলস্বৰূপে শিক্ষা
পাঠ্যেৰে অসমীয়া শিক্ষণৰ মাধ্যম হোৱাৰে অসমীয়া শিক্ষাৰ অৱস্থা
কিছুমান অসমীয়া শিক্ষিতৰ ওপৰত অসমীয়া শিক্ষাৰে অসমীয়া

শিক্ষিত অসমীয়াৰ পৰিচয়

শিক্ষিত অসমীয়াৰ অসমীয়া শিক্ষিতৰ অৱস্থা হওঁতে
অসমীয়াৰ শিক্ষিতৰ অৱস্থা হওঁতে অসমীয়াৰ শিক্ষিতৰ
অৱস্থা হওঁতে অসমীয়াৰ শিক্ষিতৰ অৱস্থা হওঁতে
অসমীয়াৰ শিক্ষিতৰ অৱস্থা হওঁতে অসমীয়াৰ শিক্ষিতৰ
অৱস্থা হওঁতে অসমীয়াৰ শিক্ষিতৰ অৱস্থা হওঁতে
অসমীয়াৰ শিক্ষিতৰ অৱস্থা হওঁতে অসমীয়াৰ শিক্ষিতৰ
অৱস্থা হওঁতে অসমীয়াৰ শিক্ষিতৰ অৱস্থা হওঁতে
অসমীয়াৰ শিক্ষিতৰ অৱস্থা হওঁতে অসমীয়াৰ শিক্ষিতৰ
অৱস্থা হওঁতে অসমীয়াৰ শিক্ষিতৰ অৱস্থা হওঁতে

শিক্ষিত অসমীয়াৰ পৰিচয়

শিক্ষিত অসমীয়াৰ পৰিচয় হওঁতে
শিক্ষিত অসমীয়াৰ পৰিচয় হওঁতে
শিক্ষিত অসমীয়াৰ পৰিচয় হওঁতে
শিক্ষিত অসমীয়াৰ পৰিচয় হওঁতে
শিক্ষিত অসমীয়াৰ পৰিচয় হওঁতে

Mabarak Hossain Mondol

ইংগ্ৰাজী :-

- ১) Mainstion Ghoch
Patna Cal - 49
- ২) ...

শিক্ষিত অসমীয়াৰ পৰিচয়
শিক্ষিত অসমীয়াৰ পৰিচয়
শিক্ষিত অসমীয়াৰ পৰিচয়

Mohammed
of Chandpoc.





Handwritten notes at the top left, including the number '8' and some illegible text.

Handwritten notes at the top right, including the date '22/11/14' and some illegible text.

12-25
Handwritten notes in the middle left section, including a date and some illegible text.

370002 211 (11/14)
Handwritten notes in the middle right section.

Handwritten signature and text in the lower middle left section.

Handwritten notes in the lower middle right section, including a signature and some illegible text.

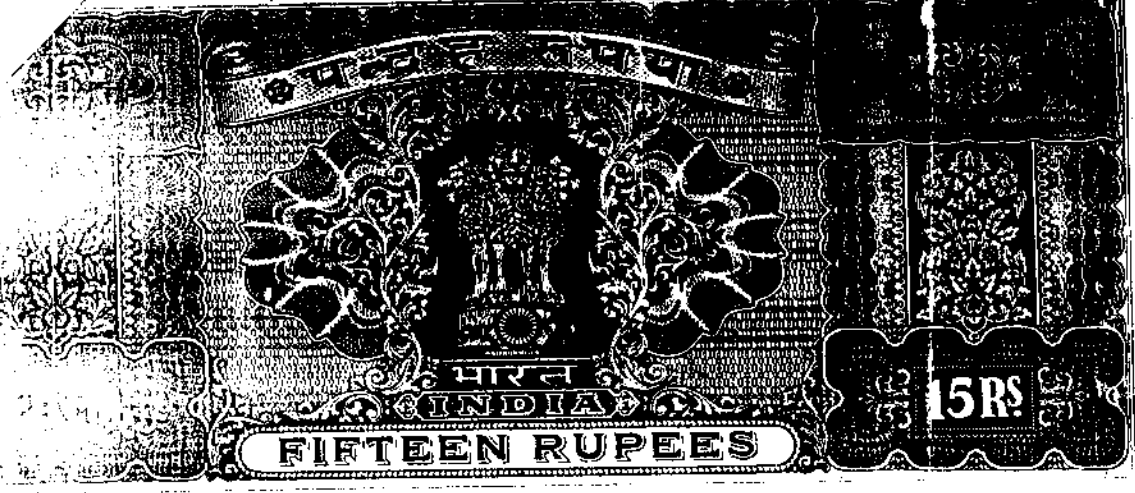
370002 211 (11/14)
Handwritten notes in the bottom left section.

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Handwritten notes in the bottom left section.

Handwritten notes in the bottom right section.

22/11/14
Handwritten date at the bottom right.



15001874 LRES 2 15 00 1110
1/1000 - Mrs. Kanwar

Handwritten text in Hindi, appearing to be a list or ledger of entries, possibly related to a legal case or financial record. The text is written in a cursive style and is somewhat difficult to read due to the image quality.



Handwritten text at the top of the page, possibly a title or header.

Handwritten text below the first line.

Handwritten text below the second line.

Handwritten text below the third line, including a date-like expression.

Handwritten text below the fourth line, possibly a signature or name.

Handwritten text below the fifth line.



Handwritten text below the stamp, possibly a signature or name.

Handwritten text below the signature, possibly a date or reference number.

पचास नये पैसे

पचास नये पैसे

भारत

FIFTY NAYE PAISE

1500187117552157001100
 1500187117552157001100

मद्रास हायकोर्ट - २२/१२/१९७५
 मद्रास हायकोर्ट, मद्रास - २२/१२/१९७५
 मद्रास हायकोर्ट, मद्रास - २२/१२/१९७५
 मद्रास हायकोर्ट, मद्रास - २२/१२/१९७५
 मद्रास हायकोर्ट, मद्रास - २२/१२/१९७५
 मद्रास हायकोर्ट, मद्रास - २२/१२/१९७५
 मद्रास हायकोर्ट, मद्रास - २२/१२/१९७५
 मद्रास हायकोर्ट, मद्रास - २२/१२/१९७५
 मद्रास हायकोर्ट, मद्रास - २२/१२/१९७५
 मद्रास हायकोर्ट, मद्रास - २२/१२/१९७५

SAHA & RAY
 ADVOCATES
 KOLKATA-1
 TCKLE ROY ROAD

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CONFIDENTIAL
No distribution outside the office

22/10/07

Handwritten text at the top of the page, possibly a title or header, written vertically.

Main body of handwritten text, consisting of several lines of script. The text is dense and appears to be a list or a detailed account.

A section of handwritten text enclosed in a large, hand-drawn bracket on the left side of the page.

Final lines of handwritten text at the bottom of the page, below the bracketed section.





FOR INFORMATION
OF THE PUBLIC

2/11/67

১৯৫২ সালের ১২ জানুয়ারি

— ১ টি মগ-এর মত
১৯৫২ সালের ১২ জানুয়ারি

১৯৫২ সালের ১২ জানুয়ারি

১৯৫২ সালের ১২ জানুয়ারি

১৯৫২ সালের ১২ জানুয়ারি

১৯৫২ সালের ১২ জানুয়ারি



U.S. Coast Guard
7-71 release on 4-2-71

11/15/71



SUB HEADQUARTERS
Washington, D.C. 20390

2/11/71



N. 10
Lead B/I
Feature 110
Page 224
Volume No. 2483
Page No. 169

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423
2611165

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খতিয়ান নং— ২২৩

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জে.এল. নং— ১২

০৩৩৩

নং— ০.১০

টাকা (১) সেন পুঁজ— ০.১০

টাকা (২) সেন পুঁজ— ০.১০

(৪) জমির মোট পরিমাণ— ০.১০

একর (৫) মোট দাগের সংখ্যা— ৩

(১) অত্রস্বত্বের দখলদারের বিবরণ

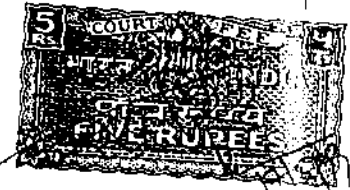
(৭) স্বত্ব

০৩৩৩

নাম	আবদীন্দ্র সাহা (২০১৪/১৫)	স্বত্ব
পিতা/স্বামী	শ্রীমতী সত্যবতী	
ঠিকানা	নং ১২৩/১২ মহাকালীপুরা রোড (৩/১৩) কলিকতা ৩০	

(২) অত্রস্বত্বের নিজ দখলীয় জমি :

দাগ নং	জমির শ্রেণী	মতবা	দাগের মোট পরিমাণ		দাগের মোট সংখ্যা
			এ.	প.	
৬২০	শ্রীমতী		০	১৪	০.১০০০
৬২১	শ্রীমতী		০	১৪	০.১০০০
৬২২	শ্রীমতী		০	১৩	০.১০০০
দাগের মোট সংখ্যা		০৩৩৩			



০৩৩৩



Date of application
 Date of assessment 389
 Date of deposit of cost 25/12/29
 Date of ready for delivery
 Date of delivery

SODIHO
 RS. PANA

Application fee
 Registration fee
 Copying fee
 Other fees
 Stamp
 Total Rs. (200)

Sumit Raju 11/12/29

পূর্ব পুস্তার মোট দাম		জমির মোট পরিমাণ			
সর্ব মোট দাম		পূর্ব পুস্তার জমির মোট পরিমাণ			
		জমির সর্ব মোট পরিমাণ			

পত্রসনামোজ রাইসগিছ
 রাজস্বপ্রার্থ জে.এ.নং ৩২

খতিয়ান নং ৩০৩৬/১

স্বত্বের নাম ও ঠিকানা	স্বত্বের বিশেষ অনুসঙ্গ	রাজস্ব	মোতা		
			পাখা	পত্র	বিলা
১	২	৩	১৫	১৫	
৪৩ কৃষ্ণা স্রাষ্টায়া পিতা- মল্লিকা নারায়ণ মাতা- স্রাষ্টায়া আয়- ৩০০০ সম্মতি কোড মাতা- স্রাষ্টায়া অর্ধমাত্রা - ৫৪	৩ ২০৫২২	৪০০ টাকা ৩৫			

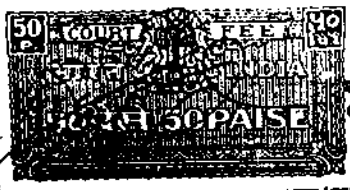
জমির বিবরণ

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ		দাগের মাত্রা অত্র স্বত্বের	দাগের মাত্রা অত্র স্বত্বের			
			এঃ	শাঃ		এঃ	শাঃ	পেঃ	এঃ
৫	৬	৭	৮ক	৮খ	৯	১০ক	১০খ	১০গ	১০ঘ
৬২০	সার্বভৌম				- ১৬	১১			



Handwritten signature

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মোট দাগ

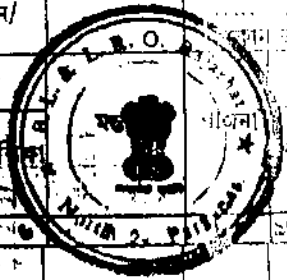
জমির মোট পরিমাণ



Handwritten signature and date: 6.2.15

২২৪০
২০৮ ১/৩

জিলা ১:১৪ গড়গড়া		মৌজা ১২১৪		জে: এল: নং ১২		১২২	
উপরিস্থ বছের		অত্র বছের পুরাতন/দেয়		আরো		আরো	
বিবরণ ও দখলকার (সহিত)	পরিমাপ	খানা	বাস		দেশ		শিক্ষা
			পূর্ব	পূর্ব	পূর্ব	পূর্ব	
১ প: ২: প (১২)							
আ নিবর্তিত							
অত্র বছের বিবরণ ও দখলকার		ভাগ	অত্র বছের বিবরণ ও দখলকার		আরো		অত্র বছের
১১		১২	১১		১১		১১
১১ — উমা কুমারী		১০০০	—		—		—
১২ — কুমারী							
১৩ — কুমারী							



ATTESTED
Revenue

BBP/Nov. '84



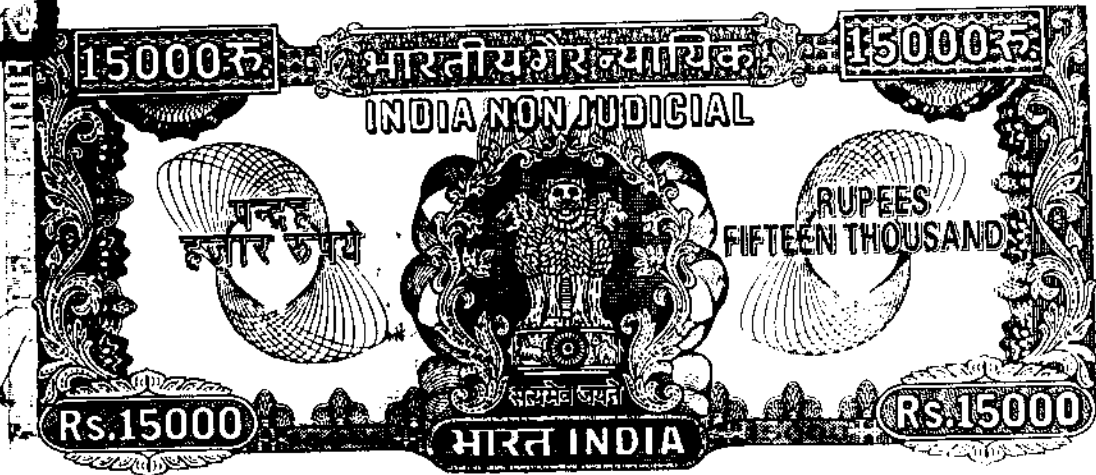
খতিয়ান নং ৩২২

অত্র বছের নিম্ন দবলীয় জমি

ক্রমিক নম্বর	জমির শ্রেণী	মতুব্বা	দাগের মোট পরিমাণ		দাগের মধ্যে অত্র বছের অংশ	দাগের মধ্যে অত্র বছের অংশের জমির পরিমাণ			
			এ:	শ:		এ:	শ:	ফের	একর
			১৭		১৮	১৯			২০
১২৩	জমি		-	০৪	৩১	-	০৫		
১২৪	জমি	১৮	-	০৪	৩৩	-	০৪		
১২৫	জমি		-	০৬	৩৩	-	০৫		
			নিম্ন দবলীয় জমির মোট পরিমাণ		-	০৯			
অধীনস্থ বছের জমির বাপসকের খতিয়ান নম্বর (মাগ বাটা)			অধীনস্থ বছের বিভিন্ন খতিয়ানের ফর্দ						
২১			২২						
২১/৬									
			অধীনস্থ বছের মোট পরিমাণ		-				
			সব মোট		-	০৫			

P 01507

207151



4

Exemption under rule 21 and 22
 of S 5 (1) of the W. B. L. R.
 Act, 1958 duty stamp
 from these stamps stamp duty
 under the Indian Stamp Act
 1989, Schedule I, No. 23+4

A-2805
 7
 R. 2817

~~Stamp cancelled~~

Uma Mukherjee
 G. Sanyal

Uma Mukherjee
 G. Sanyal

৳ ২,০৬,০০০, টাকা পনে মাফ বিক্রয় কোবানা ।

রকম:-

শ্রী যতী রুবি মান্ডারা স্মারী শ্রী আশিষ মান্ডারা
 ভারত ভারতীয় হিন্দু পেশা - গৃহস্থালী মাং - ৩০ প্রি,
 রাপকুম্ব্র প্রযাথী রোড থানা - ফুলবাগান, কোলকাতা

9000081

Defence Staff of India (No. 11118 1/1/7/16)

৳ ২,০৬,০০০/-

14/7/86



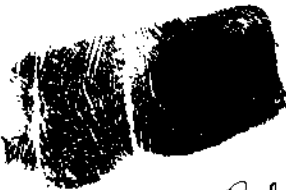
26214
Rubi Santa
30c Ramkrishna Sa
KOL-53

24 Feb 06
Rubi Santa



Rubi Santa

24 FEB 2006



2514

Rubi Santa



2515

Uma Mukherjee

Rubi Santa
No. Abhishek Santara
30c Ramkrishna Sarakoll Road
KOL-54

Uma Mukherjee
C.D. 274 Salt Lake City
KOL-54

Arav Kumar Mukherjee
Kafe Sainendra Nath Mukherjee
C.D. 224 Sect 7 Salt Lake
Sect 7 Kolkata-700066

Arav Kumar Mukherjee
Kafe Sainendra Nath Mukherjee
C.D. 224 Salt Lake City
KOL-54

Handwritten signature



24 FEB 2006

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE

HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

(२)

Prasanna Kumar

Prady Sontora

बिज्ञेता:-
.....

श्री मती उषा घुथाङ्गी प्राची श्री अरुन कुमार घुथाङ्गी
जाति भारतीय हिन्दू शेषा - प्रथमालो वर्धमान प्राः -
सि, डि, २२४ मन्टेनेर त्रिटे खाना - विधान नगर (उधर)
कोलकाता - ७०००६४ ।



69

26214
Rubi Sautava
300 Ramkrishna Samadhi PO
K-1-54

Treasury

17/2/06

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300
500
200
15300



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24 FEB 2006

24 FEB 2006

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24 FEB 2006

भारतीय गैर न्यायिक

सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPLES

भारत INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Handwritten signature
Rajoy Samanta

(0)

কমর সম্পূর্ণ নির্দায় ও নির্দেশায় অবস্থায় কমবেশী - ১৪ শতাংশ জায়
যায় যাজায়াত রাশা কমর পচাসেজের উপর দিয়া যাজায়াতের এবং যাবতীয়
বতসিধ ---



26214
Rubi Santara
30c Rameshna Santara Thi (2)

Revenue Colln. Dept.
Treasury

17/2/06

~~8~~

1500/-
300/-
50/-
20/-
15370/-

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Uma Mukherjee
Prady Sanyal

(8)

সর্বকারের মাজগাট ইজমেন্টে ঘাটীয়া মুদ্রা পকার অফ
দরবর হকুক সম্পত্তির মাজ বিজয় কোবানা পত্রী মদ
কায়খি মেন:-

১৯৪৫



26214
Rubi Santava
305 Raminche Samaki
10/54
Malabar Collection
Treasury

11/2/06

1500
300
50
70
1880



[Handwritten signature]

[Faded official stamp]

24FFB2006

[Faded official stamp]

24FEB2006

22

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

(৫)

Ambar Mukherjee
Rudra Sankar

জেলা উত্তর ২৪ পরগনা থানা - রাজারহাট মাবরেজিষ্ট্রী

অফিস কাগী পুর দফদর বর্তমান মাবরেজিষ্ট্রী অফিস এ, ডি, এস,

আর , বিধান নম্বর সল্টলেক সিটি অফিস রাজারহাট বিষ্ণুপুর

১ নং প্রায় পাঠায়েজের অন্তর্গত ----



26214

Rubi Sautera

Ran Kristina Samudra

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24 FEB 2006



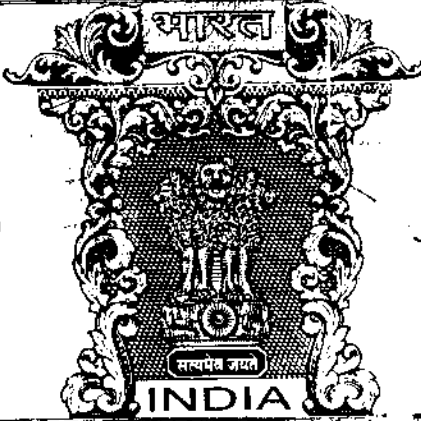
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014/ 6397/ 2

(৬)

কলিকাতা প্রগনার মোতা রাইশাহি গ্রামের ১৪৯ নং
তোঁজের অধিন মালেক আবদুল রহমান মোতা গং স্থলে
বর্তমান মালেক পশ্চিমবঙ্গ সরকার পক্ষে ---



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24 FEB 2006

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सुदूर पश्चिमी प्रदेश
कोषाध्यक्ष कार्यालय

24 FEB 2006

Uman Mukherjee
Rudra Sankar

(৭)

জেলা উত্তর ২৪ পরগনা কালেক্টার মহোদয় অধিকারে সাক্ষে ৬ নং খতিয়ান আর .
এস, হাল জরীপে ১১৭০ নং হাল খতিয়ান উক্ত রায়ত দখলী সুদ্বীয় খাস দখলী ২২ শতক
জমির খাজনা বার্ষিক ১ টাকা ১০ আনা অর্থাৎ ১ টাকা ৬২ পয়সা করের জমাজমি যে
পূর্বাধিকারী বসিরদ্দিন মন্ডল বেনাত আলি মন্ডল উভয়ে নিবন্ধিত সুদ্বৈ যালিক দখলীকার
খাকাকালিন আশি অত্র কোবানা দলিলের বিক্রো তা নিজস্ব স্বীধনে উক্ত জমাজমি
সাক্ষে ৫১৪ নং হাল - ৬২৩ নং দাগস্থিত ১৪ শতক জমির মধ্যে পশ্চিম সীমায় চিহ্নিত
০৫ শতক জমির খাজনা হারাহারী যতে বার্ষিক ৩৬ পয়সা করের জমাজমি বিগত ইংরাজী
১৯৭১-১৯৬৭ তারিখে কাশীপুর দমদম সাবরেজিস্ট্রী অফিসের রেজিস্ট্রীকৃত ১ নং বহির
৩৮ নং ডল্যান্ডের ১৭৬ - ১৭৮ নং পাতায় নকস্কৃত ৬৪৬৪ নং ক্রকোতা সাফ বিক্রয় কোবানা
দলিল যূলে উক্ত বসিরদ্দিন মন্ডল বেনাত আলি মন্ডল উভয়ের নিকট হইতে ধরিদ করি ।
এবং উক্ত রাইশাহিছ মোজার সাক্ষে ৬ নং খতিয়ান আর , এস, হাল জরীপে ৭ নং হাল
খতিয়ান উক্ত রায়ত দখলী সুদ্বীয় বার্ষিক ১০ টাকা করের জমাজমির মধ্যে খাস দখলী
১ - ৫৬ শতক এক একর ছাপানু শতক জমির খাজনা বার্ষিক ৬ টাকা ৩৯ পয়সা করের
জমাজমিতে আব্দুল রহমান মোল্লা মহাশয় নিবন্ধিত সুদ্বৈ যালিক দখলীকার খাকাকালিন
আশি অত্র কোবানা দলিলের বিক্রো তা নিজস্ব স্বীধনে বিগত ইংরাজী - ১৯৭১-১৯৬৭ তারিখে
কাশীপুর দমদম সাবরেজিস্ট্রী অফিসের রেজিস্ট্রীকৃত ১ নং বহির ৬১ নং ডল্যান্ডের
১২০ - ১২৫ নং পাতায় নকস্কৃত ৬৪৬৬ নং ক্রকোতা সাফ বিক্রয় কোবানা দলিল যূলে





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(৬)

Uma Numbungie
Ruby Santora

উক্ত রাইগাছ মোজার হাল - ৭ নং খতিয়ান ভূক্ত সাক্ষে ৫২২ নং হাল - ৬২১ নং দাপস্বত জমি মধ্যে উক্ত সীমায় চিহ্নিত ৯ ইঞ্চি প্রশস্ত জমি বাদে পশ্চিম সীমায় চিহ্নিত ০৪ শক্ত এবং সাক্ষে দাপ নং - ৫২০ হাল দাপ নং - ৬২২ দাপস্বত জমি মধ্যে পশ্চিম সীমায় চিহ্নিত ০৪ শক্ত মোট ২টি দাপে একে শু ০৬ শক্ত জমির খাজনা হারাহারী ঘটে বার্ষিক ৩২ পয়সা করে জমাজমি উক্ত আবদুল রহমান মোল্লার নিকট হইতে খরিদ করি। এইরূপে উপরি উক্ত ২টি কোবানা দলিল ঘূলে খরিদ করিয়া উক্ত খরিদা নিবন্ধিত হুদুে ঘালিক দখলীকারিনী স্বাক্ষরায় এল, আর, কে, বি, মেটেলমেট জরীপ আরাফত হয়। জরীপ কালিন এল, আর, কৃ: ৩২২ নং খতিয়ানে রাখুতী হুদুে আমার নাম রাখার হাল - ৬২০ নং দাপে ০৫ শক্ত, ৬২১ নং দাপে ০৪ শক্ত, ৬২২ নং দাপে ০৫ শক্ত মোট ১৪ শক্ত রকম মোল আনা অংশ রেকর্ড হইয়া লিপিবদ্ধ হয়। স্রেঘতে আমার নিজে স্ত্রীধনে খরিদা ও রেকর্ডীয় সম্পত্তিতে নিবন্ধিত হুদুে ঘালিক দখলীকার নিম্নুক্ত গাফিয়া সম্প্রকার উপস্থুাদি গ্রহনে অবিবাদে অদ্যাবধি ভোগদখল করিয়া আসিতেছি। যাহা আমার বিক্রুয়াদির যোগ্য উত্তম নিবন্ধিত হুদুেখিকার বর্তমান আছে।

একনে আমার নামা প্রকার বৈধ কার্যের জন্য নগদ টাকার প্রয়োজনে আমার খরিদা রাইগাছ মোজার সাক্ষে ৬ নং আর, এস. হাল ৭ নং এবং ১১৭০ নং এল, আর, ৩২২ নং খতিয়ান ভূক্ত হাল - ৬২০, ৬২১, ৬২২, নং দাপস্বত জমি মধ্যে আমার খরিদা রেকর্ডীয় খাস দখলী কমবেশী - ১৪ শক্ত জমি সম্পূর্ণ নিবন্ধায় ও নিবন্ধায় অবস্থায় থাকে





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(৯)

Uma Numbajee
Rudra Santora

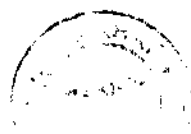
আমার দখলে থাকাকালীন আমি সাত বিক্রয়ের ঘোষণা করিলে আপনি এ কোবানা
দলিলের ও তা খরিদ করিতে ইচ্ছুক হইয়া বর্তমান বাজার দরে সর্বোচ্চ মূল্য যঃ
২, ৫৬, ০০০, দুই লক্ষ ছাপান্ন হাজার টাকা মূল্য বাবদ দিতে স্মীকৃত হওয়ায় আমি
তাহাতে সন্মত হইয়া ওদা তারিখে আপনার নিকট হইতে মূল্যের ২, ৫৬, ০০০, টাকা
নিম্ন জায় ঘোড়াকে বুকিয়া পাইয়া উক্ত টাকার প্রাপ্ত স্মীকারে এ সাত বিক্রয়
কোবানা দলিল মূলে নিম্ন তপশীল বর্ণিত ১৪ শতক জমি আপনার নিকট সাত বিক্রয়
করিয়া এ বিক্রীত সম্পত্তি হইতে আমি ক্রকালীন চিরনিঃসৃত দখলচ্যুত হইলাম এবং
এ বিক্রীত সম্পত্তিতে আপনাকে অদ্যই খোলসা খাস দখল ছাড়িয়া দিলাম। আপনি
অদ্যকার তারিখ হইতে আমার নিবন্ধিত মুখে মুগুবান ভোগবান মালিক দখলীকার হইয়া
যানেকান সরকারে স্থানীয় পণ্ডায়েত অফিসে আমার নামের পরবর্তে আপনার নিজ
নাম পতন করতঃ নিম্নলিখিত খাজনা ও ট্যাকসাদি আদায়ে খারিজ দাখিল লইয়া দান
বিক্রয় বন্ধক ইত্যাদি সর্বপ্রকার হস্তান্তরের ক্রমভায়েতে এবং সর্বপ্রকারের মুগাধিকারী
হইয়া পূত্র পৌত্রাদি ওয়ারেশান স্ফলভিষিক্ত পণ্ডায়ে যদিচ্ছা ব্যবহারে প্রথম মুখে
ভোগদখল করিতে থাকুন।

এ বিক্রীত সম্পত্তির উপর আমার যাহা কিছু মুগু সাক্ষিত্ব সম্ভব লভ্য, স্ব
স্বিক্রয় ও অধিকারাদি ছিল বা আছে তাহা সমস্তই অদ্যকার তারিখ হইতে আমার
হতে রদ রহিত ও লোপ পাইয়া এ কোবানার বলে সম্পূর্ণ রূপে আপনার উপর বর্তিল।





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Uma Mukherjee

Ruby Sunkara

(১০)

কিন্তু কালে এই বিক্রীত সম্পত্তির উপর আমি কিম্বা আমার ওয়ারেশান স্লামাভিমিত্ত
গণ্য যে কাহারো কোন প্রকার দাবী দাওয়া কিম্বা ওজরাপত্য চলিবে না করিলেও
তাহা এই কোর্টের বলে সর্বস্থলে সর্বদানে বাতিল ওপ্রাহ্য এবং নামজ্ঞের হইবে।

এই বিক্রীত সম্পত্তি আমি ইতি পূর্বে ওপর কাহারো নিকট কোন প্রকার বিক্রীর
চুক্তিতে লিখিত বা মৌখিক ভাবে চুক্তি বন্দন হই নাই বা উহা কোন প্রকার আমিনের
দায়ে দায় সংযোগাদি করি নাই বা উহা কোন এ্যাকুইজিশান বা রিকুইজিশানে
ওজডুক্ত সম্পত্তি নহে বা উহা কোন আদালতের বিষয়ভূত নীলামত ট্রাস্ট ভুক্ত
সম্পত্তি নহে উহাতে ওপর কোন শরীক বা ওপীদার নাই উহা ওপর কাহারো দখলে নাই
উহা কোন প্রতিষ্ঠানে ওপনাদি করি নাই উহাতে নিয়ম বা নিমপেনডেন্সের কোন
প্রকার দোষ নাই উহাতে কোন প্রকার চার্জ নাই উহা সম্পূর্ণ নিমদায় ও নিমদোষ
এবং অ্যু থামে আমার দখলে থাকাকালিন আপনার নিকট সাক্ষ্য বিক্রয় করিলাম।

উপস্থিতে কোন প্রকার ওজকতা প্রকাশ পাইয়া আপনার খরিদা পুণ্য দখলের কোনরূপ
বিষয় বা ক্ষতি হয় কিম্বা আপনার খরিদা সম্পত্তির কোন ওংশ হইতে বেদখল হন তাহা
হইলে আপনার সম্পূর্ণ ক্ষতি আমি পূরন করিয়া দিতে ওয়ারেশান স্লামাভিমিত্ত গণ্য যে
বাধ্য ও স্তীকৃত রহিলাম ও রহিল।

এই কোর্ট দলিলে কোন প্রকার তুল ড্রাফিত হইলে আপনার খরিদা পুণ্য সন্দুট
করনার্থে প্রয়োজন বোধে আপনার খরচায় আপনার করাবর ড্রম সংশোধন পত্র বা
পরিপূরক দলিলাদি বিনা পনে বিনা ওজরে রেজিস্ট্রী করিয়া দিতে আমি ওয়ারেশান
স্লামাভিমিত্ত গণ্য যে বাধ্য ও স্তীকৃত রহিলাম ও রহিল।





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(১১)

Uma Mukherjee
Ruloy Sankar

এতদর্থে আপন খুশিতে সুস্থ শরীরে অন্যের বিনামূল্যে বিনা প্ররোচনায়
 এএ সাক্ষ বিক্রয় কোবানা দলিলের লিখিত মর্ম্ম সমূহ পাঠ করিয়া পাঠ করাইয়া
 মর্ম্মাদি মর্ম্মক অবগত হইয়া এবং মূল্যের সম্পন্ন - ২, ৫৬, ০০০, দুই লক্ষ ছাপান্ন
 হাজার টাকা নিম্ন জায় মোতাবেক বুকিয়া পাইয়া উক্ত টাকার প্রাপ্ত স্ট্রীকারে
 আপনার করাবর এএ সাক্ষ বিক্রয় কোবানা দলিল নিম্নের প্রাক্কারী সাক্ষীগণের
 সম্মুখে সহি সম্পাদন করিয়া রেজিস্ট্রী করিলাম। ইতি শ্রম বাজা - ১৪১২ সালের
 ১১ই ফাল্গুন, ইংরাজী - ১০০৬ সালের - ২৪ মে মঙ্গলবার।

। তপশীল বিক্রীত সম্পত্তির শরিচয় ।

- ১)
 জেলা উত্তর ২৪ পরগনা থানা - রাজারহাট সাবরেজিস্ট্রী অফিস কাশীপুর
 দফদর কর্তমান সাবরেজিস্ট্রী অফিস এ, ডি, এস, আর, বিধান নগর সল্টলেক স্মিটি
 সাক্ষি রাজারহাট বিষ্ণুপুর ১ নং গ্রাম পঞ্চায়েতের অন্তর্গত কলিকাতা পরগনার
 মোজা রাইলাহি গ্রামের জে, এল, নং - ১২, রে, সা, নং - ১১৪ চৌজি নং -
 ১৪৯ সাক্ষে খতিয়ান নং - ৬, হাল জমিদার খতিয়ান নং - ৭, অধীন আর, এস,
 হাল খতিয়ান নং - ১১৭০ ভূক্ত রায়ুত দখলী সুদ্বীয় ২২ শতক জমির খাজনা বার্ষিক
 ১ টাকা ১০ আনা করের জমাজমির যথো এল, আর, জরীপে এল, আর, কৃ: ৩২২ নং
 খতিয়ান ভূক্ত রায়ুতী সুদ্বীয় জমাজমির যথো সাক্ষে দাশ নং - ৫১৪, ^{আর. এস.} হাল দাশ নং

Uma Mukherjee
Ruloy Sankar





(১১)

Ums... khenaie

Rulay Santora

৬২০ (ছয় শত তেইশ) দাশাঙ্কিত শালি জমি ১৪ চৌদ্দ শতক জমি মধ্যে পশ্চিম
সীমায় চিহ্নিত ০৫ (পাঁচ) শতক জমির খাজনা হারাহারী ঘতে বার্ষিক ৩৬ পয়সা
করের জমাজমি ।

২) উক্ত রাইগাছ মৌজার ৩ চৌজের অধিন ৩ মালেকাধিকারে মাকে ৬ নং
খিঞ্জোন হাল জরীনে জমিদার খিঞ্জোন নং - ৬ , অধীন হাল খিঞ্জোন নং - ৭ ও
রায়ত দখলী সুদ্বীয় যায় মালেক অন্য মৌজার জমি সহ বার্ষিক ১০ টাকা করের জমাজমির
মধ্যে ১ - ৫৬ শতক জমির খাজনা বার্ষিক ৬ টাকা ৯৯ পয়সা করের জমাজমির মধ্যে
এক আর , ক: ৩২২ নং খিঞ্জোন ও
৩৩৩-৩৩৫
নং - ৫২২ হাল দাগ নং - ৬২১ (ছয় শত ক্রুশ দাশাঙ্কিত শালি জমি ১৪ চৌদ্দ শতক
মধ্যে উত্তর সীমায় ১ ইঞ্চি প্রস্থ জমি বাদে পশ্চিম সীমায় চিহ্নিত ০৪ শতক এবং মাকে
দাগ নং - ৫২০ হাল দাগ নং - ৬২২ (ছয় শত বাইশ) দাশাঙ্কিত শালি জমি ১০ শতক
মধ্যে পশ্চিম সীমায় চিহ্নিত ০৫ (পাঁচ) শতক জমি । ২টি দরপে ০৯ (নয়) শতক
জমির খাজনা হারাহারী ঘতে বার্ষিক ৩২ পয়সা করের জমাজমি ।

Jana Murbherya
Rulay Santora

সর্বমোট একই রাইগাছ মৌজার ২টি হাল খিঞ্জোন ও ৩টি হাল দাশাঙ্কিত
জমি মধ্যে আমার খরিদা রেকর্ডেই এএ দলিল সংলগ্ন প্ল্যানের চিহ্নিত লাল রেখার দ্বারা
সীমাবদ্ধ কমবেশী - ১৪ (চৌদ্দ) শতক জমি যাহা যাচায়াত বাস্তা ও কমন প্যাসেজের
যাচায়াতের অধিকার যাবতীয় ইজমেন্ট সর্বপ্রকার সুাধিকার সহ মার্জা বন্ধু করিয়ায় ।
এএ দলিল সংলগ্ন প্ল্যান দলিলের প্রাংশ বলিয়া গণ্য হইবে ।


















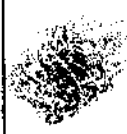




THE
AGENT/
SELLER/
ACQUAINTANCE
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

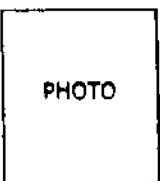
N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 <i>Ruby Santora</i>	LH.					
	RH.					

ATTESTED :- *Ruby Santora*

 <i>Uma Mukherjee</i>	LH.					
	RH.					

ATTESTED :- *Uma Mukherjee*

 PHOTO	LH.					
	RH.					

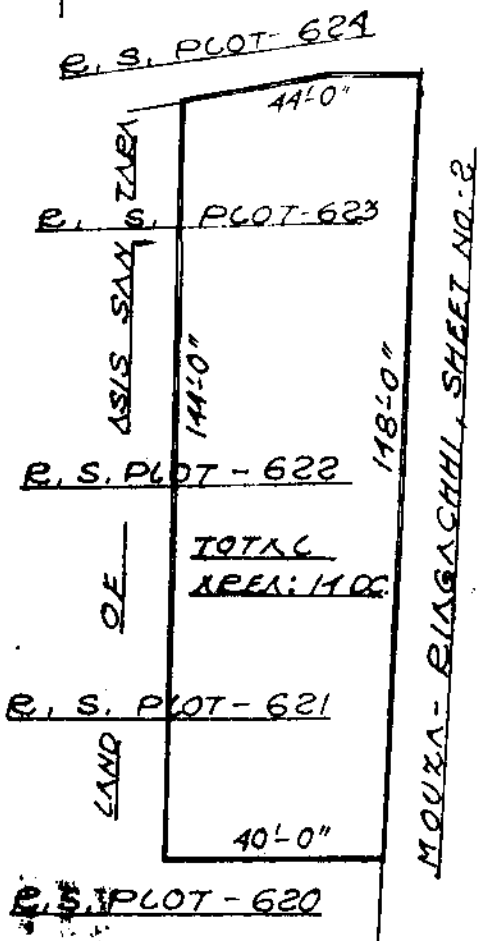
ATTESTED :-





ST

SITE PLAN OF R.S. PLOT NOS. 621, 622 & 623 (P), AT MOUKA - ENGA CHHIL, DIST. - RAJBARHAT, DIST. - N. 24. 1960 E. 1170 & 7 UNDER L.E. KH. NO. 502. 6 AC. 14 AG. SHOWN IN "RED" BORDERED SITE PLAN. VENDOR: SMT. RUBY SAMANT. VENDOR: SMT. UMA MUKHERJEE.



Uma Mukherjee
Ruby Samanta

REFERENCE	AREA		COPIED TO
	AC	AG	
PLOT NOS. - 621, 622, 623	0	14	Ashim Chakrabarty Sunder Roy Regd. No. 1-502





55

Uma Mukherjee
Family Santara

(১০)

যাহার চৌখান্দ :-
.....

- উত্তরে:- ১১৭১, ১১৭২, ১১৭৩ নং ৬২০.
- দক্ষিণে:- ১১৭১, ১১৭২, ১১৭৩ নং ৬২৪.
- পূর্বে :- ১৩৩১/১৩৩২ ১১৭১/১১৭২ - ১১৭৩
- পশ্চিমে:- ১৩৩১/১৩৩২ ১১৭১/১১৭২ - ১১৭৩

প্রাপ্ত টাকার জায় :-
.....

- ইংরাজী - ১৭।১।২০০৬ তারিখে দেনা ব্যাঙ্ক ঘানিকতা ব্রাঞ্চার
(৭৬৬৭৩) নং চেক মূলে ----- ২৫,০০০, টাকা ।
 - ইংরাজী - ১৮।১।২০০৬ তারিখে ঐ ব্রাঞ্চার
(৭৬৬৭৪) নং চেক মূলে ---- ২৫,০০০, টাকা
 - ইংরাজী - ২০।২।২০০৬ তারিখে ঐ ব্রাঞ্চার
(৭৬৬৭৭) নং চেক মূলে ----- ৬৬,০০০, টাকা
 - ইংরাজী - ২০।২।২০০৬ তারিখে ঐ ব্রাঞ্চার
(৭৬৬৭৮) নং চেক মূলে ----- ৬০,০০০, টাকা
 - অন্য নগদ ---- ৪০,০০০, টাকা
-
- মোট - দুই লক্ষ ছাপান্ন হাজার টাকা -- ২,৫৬,০০০, টাকা বৃদ্ধি পাইল।

Uma Mukherjee.

স্বাক্ষরকারক :-
.....

শ্রী রমেশ মুখার্জী
স্বাক্ষরকারক :- রেকর্ড য়ানী রাজারহাট
জেলা উত্তর ২৪ পরগনা ।
লাই: ডি, ডাক নং XI-২৪ কাশীপুর দক্ষিণ ।
টাইপকারক :-

.....
M. S. ...

ইসাদী :-
.....

.....
SK (DR) ANUM KUMAR MUKHERJEE
CD-224 Sect 1 Saltlake
Kolkata - 700064
Sandip, Santara
121/12 Manick tols. Main
Road, Kolkata. 700058.





h

~~Dr. B. S. Chatterjee~~
~~Secretary (Gen. Lab.)~~

24 FEB 2006



~~Dr. B. S. Chatterjee~~
~~Secretary (Gen. Lab.)~~
2007-8-20

①
Serial No. 731
Volume No. 1675
Page No. 1157
Date 21.1.06

SS



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DEED OF CONVEYANCE

54 (fifty four) decimals

**R. S. Dag No. 620, 621, 622, 623 in Mouza Village - Raigachi, J. L. No. 12,
Re. Sa. No. 194, Touzi No. 147, L. R. Khatian No. 363/1, 366/1, 229, 322, 733,
Police Station - Rajarhat, District 24 Parganas (North)**

DRAFTED BY :

SUBIR KUMAR SEAL & ASSOCIATES
Solicitor & Advocate.
High Court Calcutta.

P-106, Bangur Avenue, Block - C,
Ground Floor, Police Station - Lake Town,
Kolkata - 700 055.
Phone No. : 033-2574-1768.
 033-2574-3790.
Mobile : 91- 98312-76735.



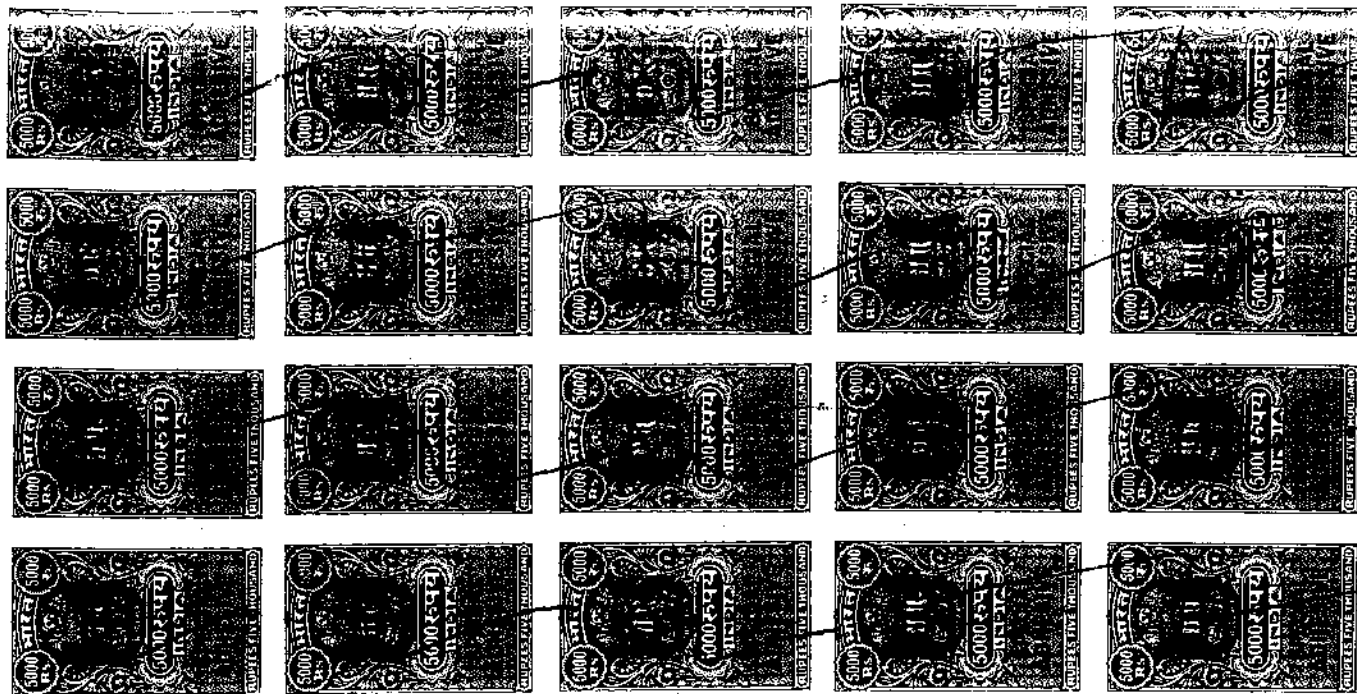
A



ST.....

05201

108589



Admissible under Rule 21 & s/s
u/s 6 (1) of W. B. L. R. Act, 1966
duly Stamp under the Indian
Stamp Act 1899 Subsequently
examined Schedule LA, No. 2374
Fees Paid.

STAMP AFFIXED

STAMP SUPERINTENDENT
KOLKATA COLLECTION

Registrar u/s 7 (2)
North 24 Parganas
(D. S. R-II)

Registrar u/s 7 (2)
North 24 Parganas
(D. S. R-II)

11/8/06
14/8/06

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 11th day of August Two
Thousand and Six.

BETWEEN

A 151140-00
7-00
A 28-00

1. SMT. KAMALA SANTRA, wife of Sri Lakshmi Narayan Santra, by nationality
Indian, by faith Hindu, by occupation Housewife,

A 151179-00

SMT. RUMPA SANTRA, daughter of Sri Lakshmi Narayan Santra, by nationality
Indian, by faith Hindu, by occupation Housework,

AV 250-00
2 AV 425-00
675-00

3. SRI PINTU



presented for Registration at
on the 11th day of August
at of the Sadar Registrar
Office at Barasat by
one of the Executant / Claimant



Director of Star Plaza Private
and Director of Vyapar Private
Rajesh Mehta
as Director of Wonder
Vyapar Private Ltd
District - North 24 Parganas
by Caste - Hindu / Muslim / Christ
by Profession

Proveen Agarwal



24/11

Registrar u s 7 (2)
North 24 Parganas
(D. S. R-II)

Proveen Agarwal 17 1 AUG 2006
Rajesh Mehta

Arjun K. Saha
Director of
Star Plaza Private

North 24 Parganas
(D. S. R-II)

For Wonder Vyapar Private Limited
Rajesh Mehta
Director
For Digvijay Tie-up Private Limited
Rajesh Mehta
Director

P. S. P. O.
District - North 24 Parganas
by Caste - Hindu / Muslim / Christ
by Profession



24/11

For STAR PLAZA PRIVATE LIMITED
Arjun K. Saha
Director

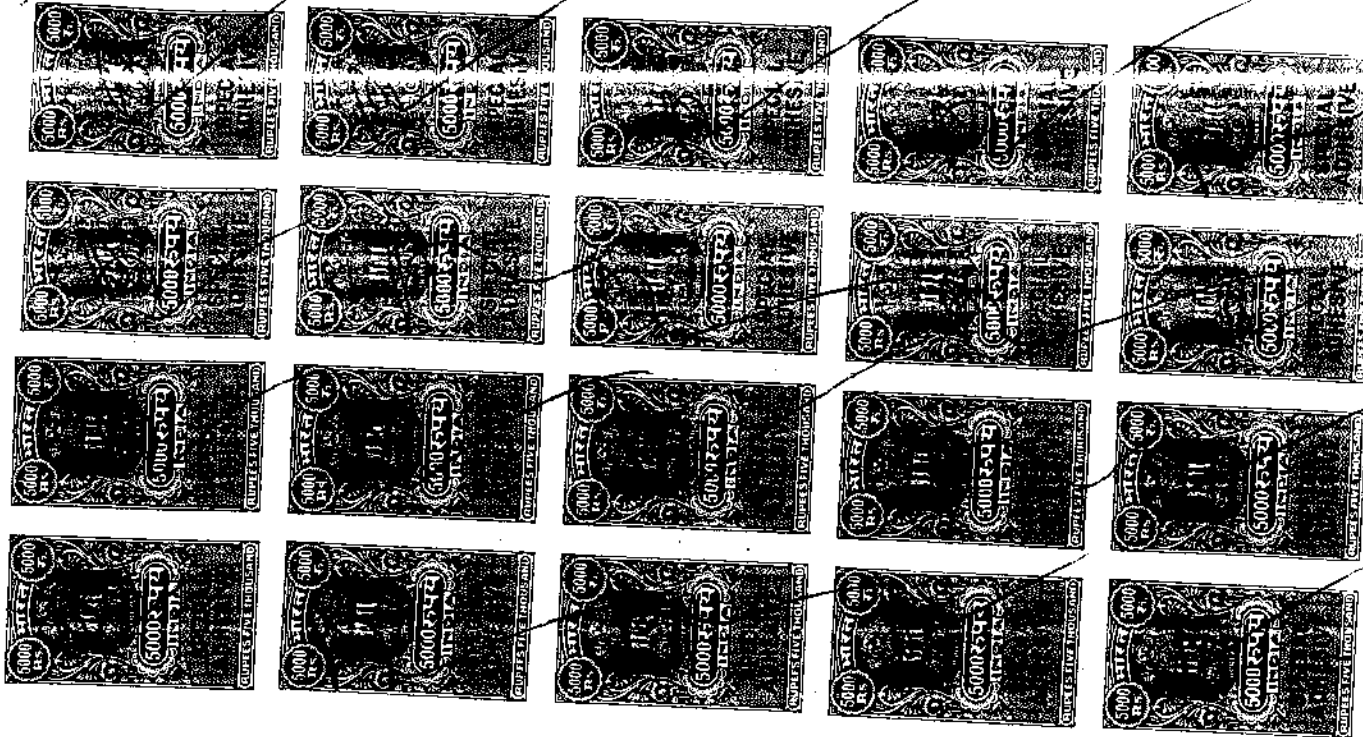
Registrar u s 7 (2)
North 24 Parganas
(D. S. R-II)

17 1 AUG 2006

P. T. O



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STAMP DATED

4/8/08
RAMP SUPERINTENDENT
KOLKATA COLLECTIONS

no. 21
5
47



Asis Santra



Rubi Santra



3

5. SMT. RUBI SANTRA, wife of Sri Asis Santra, by nationality Indian, by faith Hindu, by occupation Business.

all are presently residing at 30C, Ramkrishna Samadhi Road, Police Station Phoolbagan, Kolkata -700 054.

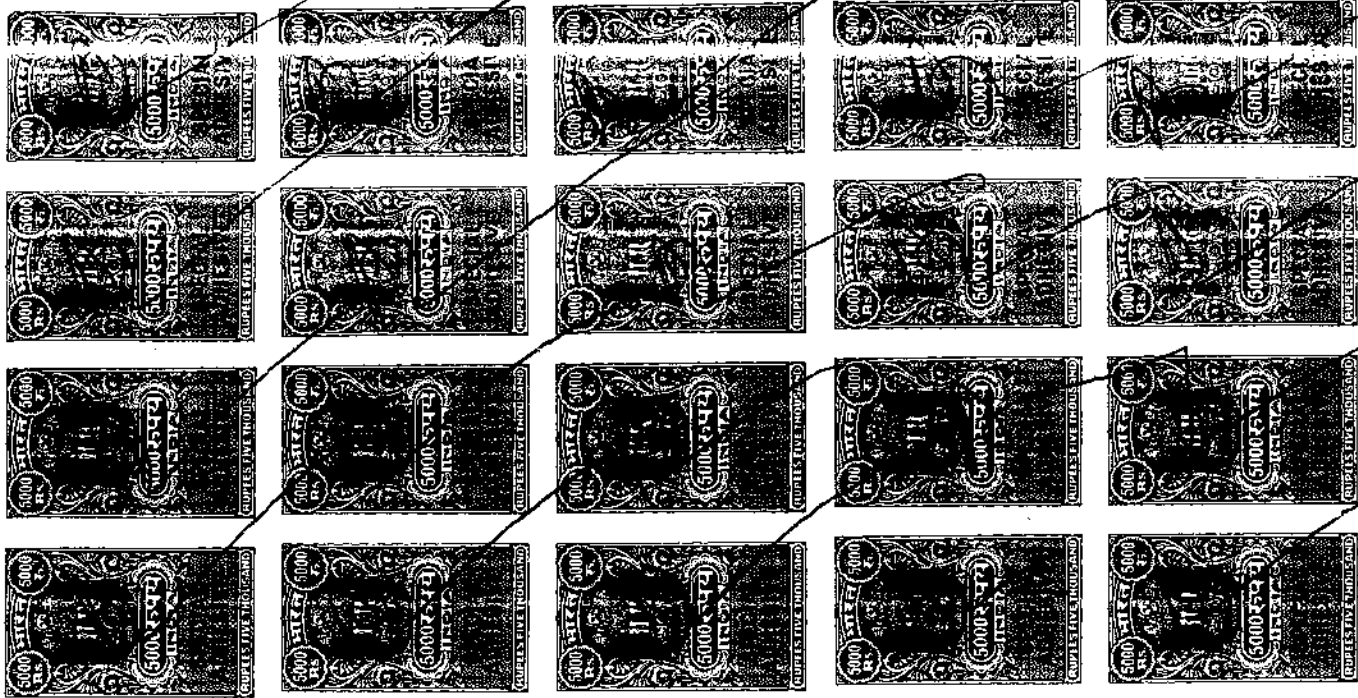
..... hereinafter collectively





18





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STAMP
REPLY TO THE FOLLOWING
KOLKATA COLLEGE



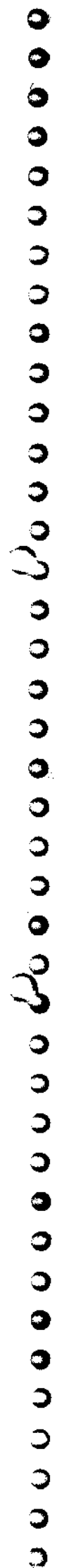
- 4 -

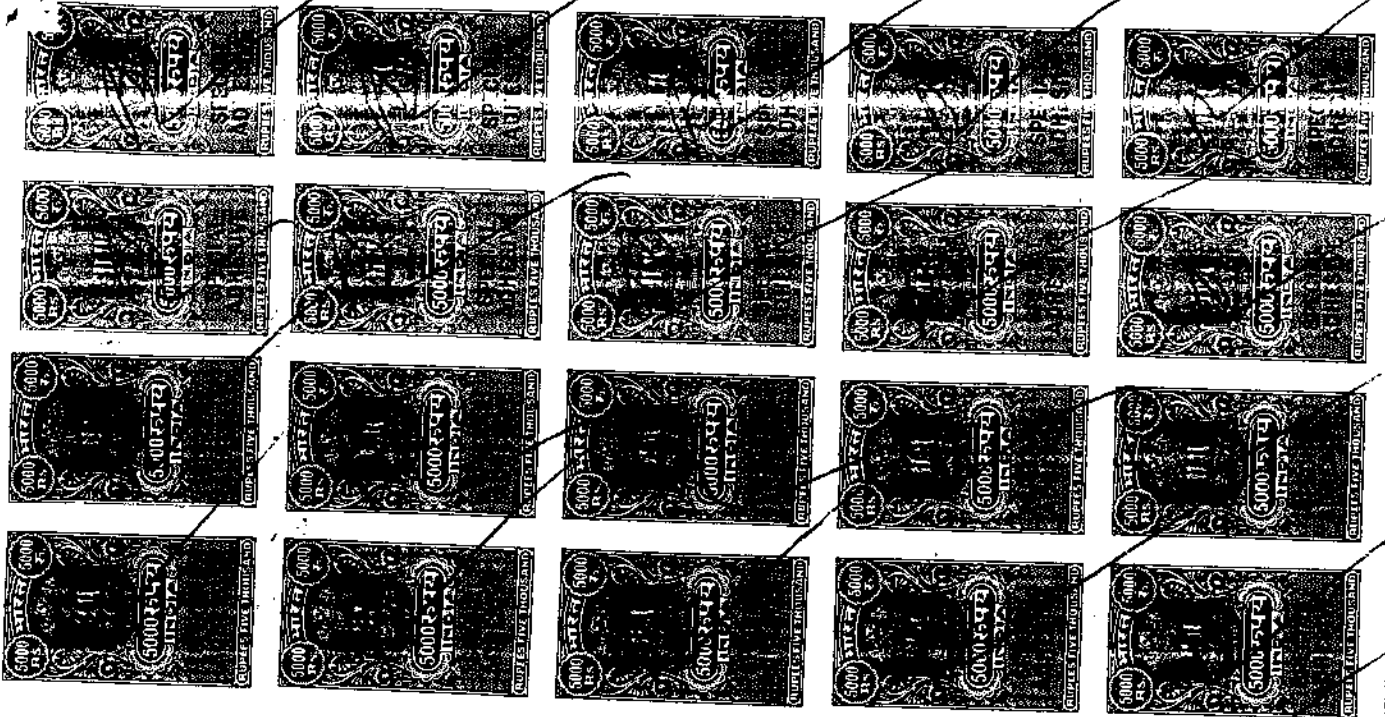
hereinafter collectively called and referred to as VENDORS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

7 (2)
Gallies
)

1. STAR PLAZA







STAMP
4/8/86

217

- 5 -

AND

1. STAR PLAZA PVT. LTD., having its registered office at 8, Camac Street, Kolkata - 700 017, represented through one of its Directors Sri. Arun Kumar Sancheti .
2. SMART GOODS PVT. LTD., having its registered office at 12C, Chakrabaria Road (N), Kolkata 700 020, represented through one of its Directors Sri. Surendra Kumar Dugar .

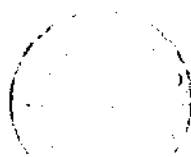
..... 3. WONDER VYAPAAR

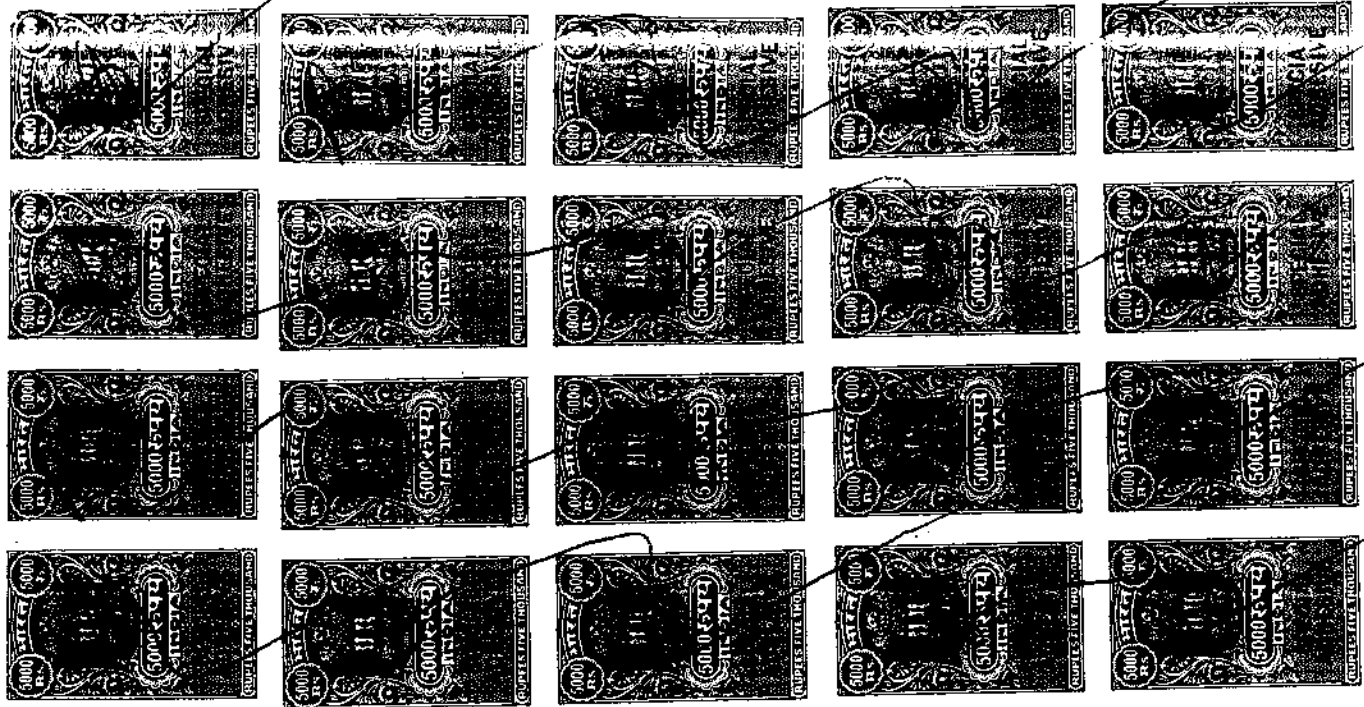




88

...





STAMPED
[Handwritten signature]
 MADE AT KOLKATA

[Handwritten notes and scribbles]

- 6 -

3. WONDER VYAPAAR PVT. LTD., having its registered office at 10/1, Burtolla Street, Kolkata 700 007, represented through one of its Directors Sri. Rajesh Mehta .
4. DIGVIJAY TIE UP PVT. LTD., having its registered office at 10/1, Burtolla Street, Kolkata 700 007, represented through one of its Directors Sri. Rajesh Mehta .

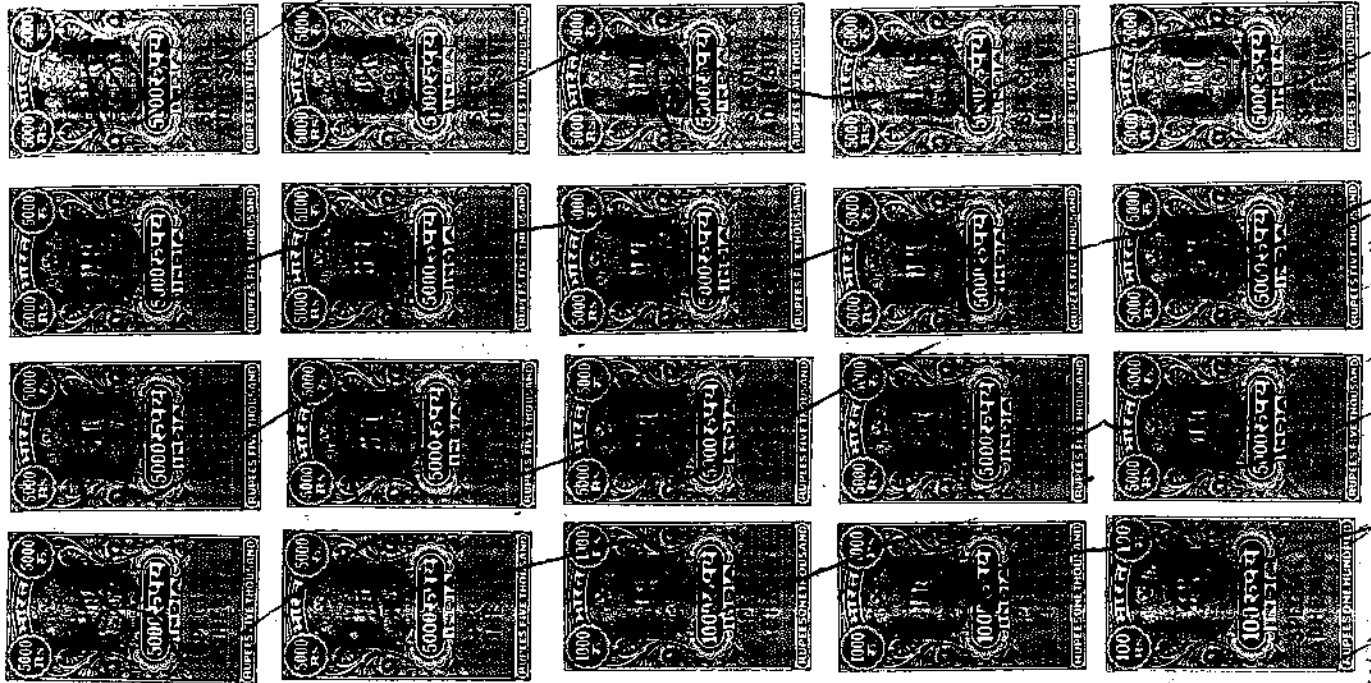
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 1 (2)
 anas
 -II,
 AUG 2004

..... 5. TROPEX VANIJYA





6



[Handwritten notes and scribbles on the left margin]

[Handwritten signature and date: 4/8/08]

5. TROPEX VANIJYA PVT. LTD., having its registered office at 10/1, Burtolla Street, Kolkata 700 007, represented through one of its Directors Sri. Praveen Agarwal.
6. UNNATI SALES PVT. LTD., having its registered office at 10/1, Burtolla Street, Kolkata 700 007, represented through one of its Directors Sri. Praveen Agarwal.

[Handwritten notes on the left margin]

.....all are





12

- 8 -

all are private limited companies incorporated in accordance with the provisions of the Companies Act 1956.

hereinafter collectively called and referred to as the **PURCHASER/S** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Director and/or Directors, successors-in office, successors-in-interest, legal representatives and/or assigns) of the **SECOND PART**.

..... BACKGROUND/TITLE



Handwritten notes and markings along the left margin, including the letters 'A', 'B', and 'C'.



BACKGROUND/TITLE OF THE PROPERTY HEREBY SOLD BY THESE PRESENTS :WHEREAS :

1. ✓ One Motaleb Mollah was the recorded owner of all that piece and parcel of Sali land hereditaments admeasuring an area of 16 (sixteen) decimals be the same a little more or less comprised in Mouza Village Raigachi, Touzi No. 147, within the jurisdiction of Sub Registry Cossipore Dum Dum, the then, now under Additional District Sub Registrar Bidhan Nagar, Salt Lake City in C. S. Khatian No. 6, C. S. Dag No. 591.

2. ✓ That by virtue of a Bengali Saf Kobala dated the (30th day of October, 1957) the said Motaleb Mollah, the vendor therein had indefeasibly sold, conveyed, transferred and released all that piece and parcel of Sali land hereditaments admeasuring an area of 16 (sixteen) decimals comprised in Mouza Raigachi, Touzi No. 147, in C. S. Khatian No. 6, C. S. Dag No. 591 in favour of Mobarak Hussain Mondal being minor through his natural guardian Smt. Mossamat Saratanessa Bibi, wife of Late Golambari Mondal, the purchaser therein at a valuable consideration mentioned therein and the said Bengali Saf Kobala was registered in the office of Sub Registry Cossipore copied in Book - I, Volume No. 79, Pages Nos 133 to 134 being Deed No. 5885 for the year 1957) (M 80

3. While seizing and possessing the aforesaid property the said Mobarak Hussain Mondal, during Revisional Settlement Zarip in 1955 out of 16 (sixteen) decimals, 13 (thirteen) was recorded in the name of Mobarak Hussain Mondal in R. S. Dag No. 620 and in R. S. Khatian 621 and erroneously balance 3 (three) decimals was recorded in the name of somebody else other than Mobarak Hussain Mondal.

4. ✓ That by virtue of a Bengali Saf Kobala dated the (15th day of July 1981) the said Mobarak Hussain Mondal, son of Late Khuda Bait Mondal of Raigachi, Police Station Rajarhat, the vendor therein, of the one part had undefeasibly sold, conveyed, transferred and released all that piece and parcel of Sali land hereditaments admeasuring an area of 7 (seven) decimals out of 13 (thirteen) decimals in C. S. Dag No. 591, in R. S. Dag No. 620, Mouza village Raigachi, J. L. No. 12, Re. Sa. No. 194, Touzi No. 147, in C. S. Khatian No. 6, R. S. Khatian 621 of Rayati Dakhali Sattwa Bishista Tennure to Smt. Kamala Santra, wife of Sri Lakshmi Narayan Santra, of 30C, Ramkrishna Samadhi Road, Police Station Phoolbagan, Kolkata 700 054, the purchaser therein at a valuable consideration mentioned therein and the said Bengali Saf Kobala was registered in the office of (Sub Registrar Cossipore Dum Dum copied in Book - I, Volume No. 243, Pages Nos. 65 to 76 being Deed No.

..... 9071 for





- 10 -

9071 for the year 1981.

5. After purchasing and possessing the aforesaid property the said Smt. Kamala Santra, Vendor No. 1 herein, duly mutated her name in the assessment records of Block Land and Land Revenue office under L. R. Khatian No. 366/1 and is paying khajna thereof, the said property regularly as the sole and absolute owner.
6. Thus, by virtue of the recital hereinabove recited, the said Smt. Kamala Santra, wife of Sri Lakshmi Narayan Santra of 30C, Ramkrishna Samadhi Road, Police Station Phoolbagan, Kolkata - 700 054 has seized and possessed of and/or otherwise well and sufficiently entitled all that piece and parcel of Sali land hereditaments admeasuring an area of 7 (seven) decimals be the same a little more or less comprised in Mouza village Raigachi, J. L. No. 12, Re. Sa. No. 194, Touzi No. 147, in C. S. Khatian No. 6, R. S. Khatian 621 in C. S. Dag No. 591, in R.S. Dag No. 620 at an annual jama rent of 67 paise payable to the collector North 24 Parganas, Police Station Rajarhat within the jurisdiction as Additional District Sub Registry Office, Bidhan Nagar, Salt Lake City and within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayet, morefully and particularly dealt in under the Schedule hereinunder appearing.
7. That by virtue of a Bengali Saf Kobala dated the 15th day of July 1981, the said Mobarak Hussain Mondal, son of Late Khoda Baux Mondal of Raigachi, Police Station Rajarhat, the Vendor therein had indefeasibly sold, conveyed, transferred and released all that piece and parcel of Sali land hereditaments admeasuring an area of 6 (six) decimals out of 13 (thirteen) decimals comprised in Mouza village Raigachi, J. L. No. 12, Re. Sa. No. 194, Touzi No. 147, C. S. Khatian 6, R. S. Khatian 621, C. S. Dag No. 591, in R. S. Dag 620. Police Station Rajarhat within the jurisdiction of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City to Smt. Rumpa Santra, daughter of Sri Lakshmi Narayan Santra of 30C, Ramkrishna Samadhi Road, Police Station Phoolbagan, Kolkata - 700 054, the Purchaser therein, at a valuable consideration mentioned therein and the said Bengali Saf Kobala was registered in the office of Sub Registrar Cossipore copied in Book - I, Volume No. 243, Pages Nos. 72 to 88 being Deed No. 9072 for the year 1981.
8. That after seizing and acquiring the aforesaid land, the said Smt. Rumpa Santra, Vendor No. 2 herein, duly mutated her name in the records of Block land and Land Revenue Office under L. R. Khatian 363/1 and is paying khajna thereof regularly as the sole and absolute owner of the aforesaid property is question and thus has seized and possessed of and/or otherwise well and sufficiently entitled all that piece and parcel of Sali land hereditaments admeasuring an area of 6 (six) decimals out of 13 (thirteen) decimals be the same a little more or less comprised in

..... Mouza Village



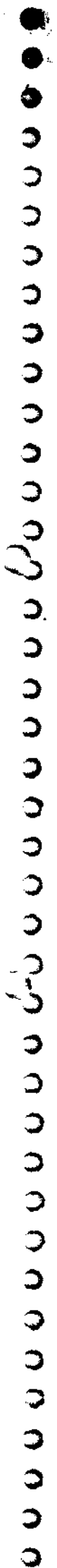


Mouza Village Raigachi, J. L. No. 12, Re. Sa. No. 194, Touzi No. 147, C. S. Khatian 6, in R. S. Khatian 621 in C. S. Dag 591 in R. S. Dag 620 within the jurisdiction of Additional District Sub Registrar Bidhan Nagar, Salt Lake City and within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayet, Police Station Rajarhat, District 24 Parganas (North) morefully and particularly mentioned under Schedule hereinunder appearing.

9. One Abdul Rahman Mollah, since deceased, was the sole and absolute owner of all that piece and parcel of Sali land hereditaments admeasuring an area of 27 (twenty seven) decimals be the same a little more or less comprised in Mouza Village Raigachi, J. L. No. 12, Re. Sa. No. 194, Touzi No. 147 of Rayati Dākhali Satwa Bishista Tennure in C. S. Khatian 6, R. S. Khatian No. 7 in C. S. Dag 592, R. S. Dag 621 in C. S. Dag 593 in R. S. Dag 622 and in C. S. Dag 594 and R. S. Dag 623 admeasuring areas of 18 (eighteen) decimals in R. S. Dag 621 and 622 and 9 (nine) decimal in R. S. Dag 623, thus totalling 27 (twenty seven) decimals within the jurisdiction of Sub Registrar Cossipore now within Additional District Sub Registrar, Bidhan Nagar, Salt Lake City, District 24 Parganas (North).
10. That while seizing and possessing the aforesaid property the said Abdul Rahman Mollah died intestate leaving behind him surviving 1. Jan Mohammad Mollah, 2. Lal Mohammad Mollah as his legal heirs and successors to success and inherit all the estates and properties left by the said Abdul Rahman Mollah, since deceased, by way of inheritance in accordance with the provisions of Mohammadan Law and then the said Jan Mohammad Mollah and Lal Mohammad Mollah started enjoying the same jointly and peaceably without any interference from any third party whatsoever.
11. That by virtue of Bengali Saf Kobala dated the 18th day of August 1969, the said Jan Mohammad Mollah and Lal Mohammad Mollah jointly the Vendors therein had indefeasibly sold, conveyed, transferred and released their entire share of 27 (twenty seven) decimals in three R. S. Dag Nos. 621, 622 and 623 in Mouza Raigachi to one Saheb Ali Mondal, the Purchaser therein, at a valuable consideration mentioned therein, and the said Bengali Saf Kobala was registered in the office of Sub Registrar Cossipore Dum Dum being Deed No. 6034 for the year 1969.
12. That by virtue of a Bengali Saf Kobala, the said Saheb Ali Mondal, the Vendor therein once again had indefeasibly, sold, conveyed, transferred and released all that pieces and parcels of Sali land hereditaments admeasuring an area of 27 (twenty seven) decimals in R. S. Dag Nos. 621, 622, 623 in Mouza Village Raigachi to Jan Mohammad Mollah and Lal Mohammad Mollah both sons of Late Abdul Rahman Mollah, jointly the Purchasers therein, at a valuable consideration

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mentioned therein and the said Bengali Saf Kobala was also registered in the office of Sub Registrar Cossipore, Dum Dum.

13. That by virtue of a Bengali Saf Kobala dated the 22nd day of November, 1969, the said Jan Mohammad Mollah and Lal Mohammad Mollah both sons of Late Abdul Rahman Mollah of Reckjoani, Police Station Rajarhat, District North 24 Parganas, the Vendors therein jointly and indefeasibly sold, conveyed, transferred and released all that pieces and parcels of Sali land hereditaments admeasuring an area of 27 (twenty seven) decimals be the same a little more or less comprised in Mouza Raigachi, J. L. No. 12, Re. Sa No. 194, Touzi No. 147 in C.S. Khatian 6, R. S. Khatian 7, in C. S. Dag No. 592 in R. S. Dag No. 621 in C. S. Dag No. 593 R. S. Dag No. 622 in C. S. Dag No. 594. R. S. Dag No. 623 admeasuring an area of 27 (twenty seven) decimals (in three Dag Nos. altogether) to Sri Pintu Santra and Sri Asis Santra both sons of Sri Lakshmi Narayan Santra, jointly the Purchasers therein, at a valuable consideration mentioned therein and the said Bengali Saf Kobala was registered in the office of Sub Registrar Cossipore copied in Book - I, Volume No. 110, Pages Nos. 224-227 being Deed No. 7483 for the year 1969.
14. That after possessing and purchasing the aforesaid property the said Sri Pintu Santra and Sri Asis Santra, being Vendor No. 3 and 4 respectively, herein, duly mutated their respective names in the records of Block Land and Land Revenue Office in R. S. Dag No. 621, 622 and 623 and the said Sri Pintu Santra managed to get L. R. Record under L. R. Khatian No. 733 and the said Sri. Asis Santra managed to get L. R. Record in all three R. S. Dag Nos. 621, 622, 623 under L. R. Khatian 229 and both are paying khajna thereof respectively and regularly to the competent authority of Govt. of West Bengal morefully and particularly mentioned under Schedule hereinunder appearing.
15. One Smt. Uma Mukherjee wife of Sri. Arun Kumar Mukherjee of Reckjoani, Police Station Rajarhat was the recorded owner of all that pieces and parcels of sali land hereditaments admeasuring an area of 14 (fourteen) decimals out of which 5 (five) decimals in R.S Dag No. 623, 4 (four) decimals in R.S Dag Nos. 621 and in 5 (five) decimals in R.S Dag Nos. 622 comprised in Mouza village Raigachi, J.L No. 12, Touzi No. 147, Re. Sa. No. 194 within the jurisdiction of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City and within the local limits of Rajarhat-Bishnupur, No. I Gram Panchayet, District North 24 Parganas under L. R Khatian No. 322 and the said Smt. Uma Mukherjee was paying khajna thereof to the competent authority of Block Land and Land Revenue office, Govt. of West Bengal, as the sole and absolute owner of the aforesaid land in question.
16. That by virtue of a Deed of Conveyance dated the 24th day of February 2006, the

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said Smt. Uma Mukherjee wife of Arun Kumar Mukherjee of Reckjoani, Police Station Rajarhat, the vendor thereof of the one part had indefeasibly, sold, conveyed, transferred and released all that pieces and parcels of Sali land hereditaments admeasuring an area of 14 (fourteen) decimals be the same a little more or less out of which 5 (five) decimals in R.S Dag Nos. 623, 4 (four) decimals in R.S Dag No. 621, 5 (five) decimals in R.S Dag Nos. 622 in L.R. Khatian No.322, mouza village Raigachi, J.L No. 12, Re. Sa. No. 194, Touzi No. 147 within the jurisdiction of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City and within the local limits of Rajarhat-Bishnupur No. 1, Gram Panchayet, District 24 Parganas (North) to Smt. Ruby Santra, wife of Asis Santra, the purchaser therein, at a valuable consideration mentioned therein and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar Bidhan Nagar, Salt Lake City and the same was copied in Book No. I, Volume No. 431, Pages Nos. 148 to 167 being Deed No. 07151 for the year 2006, though Smt. Ruby Santra has not yet mutated her name in the records of Block Land and Land Revenue Office.

17. Thus, by virtue of the recital hereinabove recited the said Smt. Rubi Santra, Vendor No.5 herein, wife of Asis Santra has seized and possessed of and/or otherwise well and sufficiently entitled all that pieces and parcels of Sali land hereditaments admeasuring an area 14 (fourteen) decimals be the same a little more or less out of which 4(four) decimals in R. S. Dag No. 621, 5 (five) decimals in R. S. Dag No. 622 and 4 (four) decimals in R. S. Dag No. 623 in Mouza Village Raigachi, J. L. No. 12, Touzi No. 147, Re. Sa. No. 194 within the jurisdiction of Additional District Sub Registrar Bidhan Nagar, Salt Lake City and within the local limits of Rajarhat-Bishnupur No. 1, Gram Panchayet, District 24 Parganas (North).
18. On or before the execution of these presents the Vendors herein have assured, declared and represented to the purchaser as follows (hereinafter referred to as The Representation).
- a) That the said entire Sali land is free from all encumbrances, liens, lispendences, charges, attachments, trusts, mortgages, acquisitions and requisitions, debottor whatsoever or howsoever.
 - b) That all rates, charges, taxes, cesses and all other outgoings levied, charged or imposed by any public body or authority including Gram Panchayat in respect of the said entire Sali land has been duly paid till date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the Vendors forthwith on demand without any demur.
 - c) That the Vendors have not entered into any Agreement for Sale or transfer

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in respect of the said entire Sali land with any other person/party save and except the said purchasers herein.

- d) That the said entire Sali land or any part or portion thereof is not subject to any notice of acquisition or requisition neither the Vendors have been served with any notice of acquisition or requisition under the Land Acquisition Act or under any notification, rules, and regulation whatsoever nor the same is subject to any attachment under the Public Demand Recovery Act, Income Tax Act, or any other law for the time being in force.
- e) That in respect of the land being the part or portion of the Dag Nos owned by the Vendors out of the said entire Sali land, the said part or portion of the land under the said Dag Nos would be demarcated and thereof nor such right has become effective by prescription or otherwise, however and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to delineated with the consent of the part owner of the land under the respective Dag Nos and authenticated by joint signature of the Vendors and such part owner on the map and filed with the office of the BL & LRO/RI.
- f) The Vendors are legally competent to sell and transfer the said entire Sali land intended herein to be sold.
- g) That the Vendors have full right and absolute authority to deal with and/or sell and transfer and/or dispose of the said entire Sali land or any part or portion thereof in a manner as they may deem fit and proper. The Vendors have agreed for sale of the Said Land, morefully and particularly described in the SCHEDULE hereunder written, to the Purchasers herein.
- h) That the Vendors do not hold and/or possess the said entire Sali land as being beyond the ceiling limit in terms of the provisions as laid down in the West Bengal Land Reforms Act, 1956 as amended up to date.
- i) That the Vendors are and their respective predecessors-in-title were in uninterrupted and/or undisputed Khas possession of the said entire Sali land without any right or any claim whatsoever of any third party.
- j) That there is no bargadar and/or bhagchasi into or upon the said entire Sali land or any part or portion thereof and the land is not cultivated for the last seventeen years.

..... k) That the





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- k) That the Vendors nor any of their respective predecessors-in-title nor any body claiming from or under them nor any of them have or has granted any right of way or easements or licence or created any other rights to or in favour of any person or persons, company or corporation or in respect of the entire Sali land or any part or portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the said entire Sali land for passing and re-passing between any points within the entire Sali land or for water line, drainage line, or for any other purpose whatsoever.
- l) That the Vendors have indisputably purchased the said entire Sali land from their predecessors-in-title of the said entire Sali land by paying them their due consideration and duly registered the several aforesaid Deeds of Conveyances by paying the appropriate stamp duty and the Vendors further confirm that in case any further amount is determined to be payable by Demand or otherwise by the concerned office/authority in respect of the said entire Sali land, the same shall be paid by the Vendors and shall keep the Purchaser indemnified against all actions, acts, proceedings, costs, charges and expenses.
- m) That no person, male or female being member of the families of the original owners or the predecessors-in-title has any right to receive maintenance or a provision for advancement or marriage from the profit of the said entire Sali land and no charge as defined in the Hindu Adoption and Maintenance Act, 1956 has been created whether by a Deed of Court of law or by Agreement or otherwise.
- n) That the Vendors have agreed generally to indemnify and keep indemnified the said Purchasers against any loss, damage (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of anything and everything stated herein and as regards any hidden defect in title of the Vendors of any nature whatsoever and properties of the Vendors and each of their directors shall be liable and responsible for discharge of the indemnity.
- o) That the said entire Sali land nor any part thereof is subject to any litigation or any other proceedings in any court under any law for the time being in force. There is no decree, attachment or any other order of any Court or authority operating against the Vendors of the entire Sali land or part thereof,

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which has the effect of prevailing or restraining the Vendors in dealing with and/or disposing of the said entire Sali land which can prejudicially affect the title to the same.

- p) That the Vendors are in possession, power or control of the documents of title setforth in the Schedule hereunder written and further confirms that no document of title has been delivered, deposited or handed over by the Vendors or any predecessors-in-title to any person whomsoever with a view to creating security thereon.
19. The Vendors herein upon acquiring right, title and interest in the manng as recited hereinbefore in part upon the said entire Sali land, have agreed to sell and the Purchaser herein agreed to purchase all that piece and parcel the entire Sali land (hereinafter for the sake of brevity referred to as the 'SAID LAND') aggregating to an area measuring 54 Decimals be the same a little more or less, comprised in several Dags and Khatian Nos. morefully and particularly described and mentioned in the SCHEDULE hereunder written, and which is more clearly shown and delineated in the Map or Plan annexed hereto at and for a consideration of Rs. 1,37,40,920/- (Rupees one crore thirty seven lacs forty thousand nine hundred and twenty) only under the following terms and conditions.

NOW THIS INDENTURE WITNESSETH:

That in pursuance to the aforesaid negotiation and in consideration of the said sum of **Rs. 1,37,40,920/- (Rupees one crore thirty seven lacs forty thousand nine hundred and twenty)**only paid to the Vendors by the Purchaser/s on or before the execution of these presents (the receipt of which the Vendors doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof hereby acquit release forever discharge the Purchaser/s as well as the interest of the Vendors in the said land premises) morefully and morefully and particularly mentioned under memorandum of consideration hereinunder appearing and the Vendors doth hereby grant, transfer and convey unto and to the use of the said Purchaser/s All That the said pieces and parcels of land hereditaments admeasuring an area of **54 (fifty four) decimals** which is equivalent to **32.7273 (thirty two point seven two seven three) cuttals** be the same a little more or less lying and situate at and being and comprised in **R. S. Dag Nos. 620, 621, 622, 623, in Mouza Village Raigachi, J. L. No. 12, Re. Sa No. 194, Touzi No. 147 Police Station Rajarhat, within the municipal limits of Rajarhat-Bishnupur No. I, Gram Panchayet and within the jurisdiction of Additional District Sub Registrar Bidhan Nagar, Salt Lake City, District North 24 Parganas, morefully**

..... and particularly





and particularly described in the SCHEDULE hereinafter referred to as the said property hereunder written and delineated in the map or plan annexed hereto and thereon verged in RED lines OR HOWSOEVER OTHERWISE the said land hereditaments and premises is/are or was/were situate butted bounded called known numbered described or distinguished TOGETHER WITH all court courtyards areas swears ways drains paths passages common fences walls trees, shrubs, water, water courses lights, rights, liberties privileges easements and appurtenances whatsoever to the said land hereditaments and premises belonging or in any way appurtenant or thereto and all easements thereon and the reversion remainder and remainders and yearly monthly other rents issues and profits thereof and together with the documents of title exclusively relating to the said land hereditaments under Rajarhat Bishnupur No. 1 Gram Panchayat and all the estates rights, title and interest claims and demands whatsoever of the Vendors into and upon the said land hereditaments and premises or any part thereof TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted transferred and conveyed assigned and assured or intended to be unto and to the use of the said Purchaser/s that notwithstanding any act deed matter or thing by the said Vendors or their predecessors in title done and executed or knowingly suffered to the contrary the said Vendors now hath indefeasible and absolute title as and for an estate equivalent thereto in the said land hereditaments and premises hereby granted, conveyed, transferred assigned and assured or expressed or intended so to be and that the said Vendors hath good right full power and absolute authority to grant, transfer, assign and assure the same in the manner aforesaid AND the Purchaser/s shall and may at all times hereafter peaceably and quietly enter upon and enjoy and possess the said land hereditaments and premises and receive the proportionate rent issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by any of the Vendors and their assigns or by any person or persons lawfully or equitably claiming from under or in trust for the Vendors AND that free and clear and freely and clearly and absolutely acquitted and exonerated and forever discharges or otherwise by and at the costs and expenses of the Vendors well and sufficiently save defenced kept harmless and of and from and against all and manner of claims charges liens debts attachments and encumbrances suffered by the Vendors and all person or persons lawfully or equitably claiming from under or in trust for the Vendors AND FURTHER that the said Vendors and all persons having lawfully or equitably claiming any estate or interest in the said land hereditaments and premises or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser/s do and execute all such acts deeds matters and things whatsoever for further and more perfectly assuring the said land hereditaments and premises unto and to the use of the said Purchaser/s as shall or may be reasonably required AND the said Vendors doth hereby covenant with the said

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Purchaser/s its heirs and assigns that the said Vendors will unless prevented by fire or any other inevitable accidents from time to time and at all times hereafter upon and every reasonable request and costs of the Purchaser/s its heirs and assigns produce or cause to be produced to them and their agents or at any trial hearing commission examination or otherwise as occasion shall require all or any of the deeds and writings relating to the said land hereditaments and premises mentioned in the Schedule hereunder written for the purpose of showing their title to the same or any part thereof AND also at the like request and costs deliver or cause to be delivered unto the said Purchaser/s their heirs and assigns such attested or other copies or extracts from the said deeds and writings or any of them as it may require and will in the meantime unless prevented as aforesaid kept the said deeds and writings or any of them unobliterated and uncanceled and the Vendors have obtained sale permission of the property hereby sold by these presents from the competent authority of Government of West Bengal vide Order No.982-H1/NTP/1P-12/05 dated 15.12.05.

THE SCHEDULE ABOVE REFERRED TO :

Description of the Sold Property :

All that pieces and parcels of Rayati Dakhali Sattwa Bishista Sali land hereditaments admeasuring an area of 54 (fifty four) decimals which is equivalent to 32.7273 (thirty two point seven two seven three) cuttaha be the same a little more or less comprised in Mouza village Raigachi, J. L. No. 12, Re. Sa No. 194, Touzi No. 147, Police Station Rajarhat, within the jurisdiction of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City and within the local limits of Rajarhat-Bishnupur No.I, Gram Panchayet, District North 24 Parganas under following C.S., R.S Dag Nos. and L.R. Khatian Nos. :-

<u>SL. No.</u>	<u>C.S. Dag Nos.</u>	<u>R.S. Dag Nos.</u>	<u>L.R. Khatian</u>	<u>Nature</u>	<u>Area (decimal)</u>
1.	591	620	363/1	Sali	06 decimals / 6 1 (out of 13 decimals)
			366/1	Sali	07 decimals / 6 1.16 (out of 13 decimals)
2.	592	621	229	Sali	05 decimals / 6 0.88 (out of 14 decimals)
			322	Sali	04 decimals / 6 0.66 (out of 14 decimals)



..... SL. No.

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SL. No.	C.S. Dag Nos.	R.S. Dag Nos.	L.R. Khatian	Nature	Area (decimal)
			733	Sali	05 decimals / 6 0.83 (out of 14 decimals)
3.	593	622	229	Sali	04 decimals / 6 0.66 (out of 13 decimals)
			322	Sali	05 decimals / 6 0.83 (out of 13 decimals)
			733	Sali	04 decimals / 6 0.66 (out of 13 decimals)
4.	594	623	229	Sali	04 decimals / 6 0.66 (out of 14 decimals)
			322	Sali	05 decimals / 6 0.83 (out of 14 decimals)
			733	Sali	05 decimals / 6 0.83 (out of 14 decimals)
Total					54 decimals

Thus, in four R.S. Dag Nos. (620, 621, 622, 623), 54 (fifty four) decimals which is equivalent to 32.7273 (thirty two point seven two seven three) cuttahas be the same a little more or less shown in the annexed site plan verged in border RED and the said site plan shall be treated as part and parcel of these presents.

..... IN WITNESS





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IN WITNESS WHEREOF the parties herunto set and subscribed their respective hands and seals the day, month and year first above written.

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

- 1. Lakshmi Narayan Sen
30/c, Ram Krishna Samadhi Rd,
Kolkata-57.
- 2. Debajit Paul
16, Harish Mukherjee
Road Kolkata-700025

- 1. Rishabh Chandra
- 2. Rumpa Santra
- 3. Gagan Kumar Santra
- 4. Arin Santra
- 5. Ruby Santra

SIGNATURE OF THE VENDORS.

SIGNED SEALED AND DELIVERED
by the above named PURCHASER/S
at Kolkata in the presence of :

- 1. Lakshmi Narayan Sen
- 2. Debajit Paul

1. For STAR PLAZA PRIVATE LIMITED
[Signature]
Director

2. For SMART GOODS PVT. LTD.
[Signature]
Director

3. For Wonder Vyapar Private Limited
[Signature]
Director





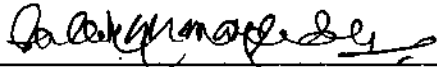
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4. For Digvijay Tie-up Private Limited
Rajesh Nishit
Director
5. For Tropex Vanijya Private Limited
Praasen Agarwal
Director
6. For Unasti Sales Private Limited
Praasen Agarwal
Director

SIGNATURE OF THE PURCHASER/S.

This Deed of Conveyance is
drafted and prepared at our office :



For SUBIR KUMAR SEAL & ASSOCIATES

Solicitor & Advocate.

High Court Calcutta.

P-106, Bangur Avenue, Block - C, Ground Floor

Police Station Lake Town, Kolkata - 700 055.

Phone : 033-2574-1768

033-2574-3790 (O).

Mobile : 91-98312-76735.





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RECEIVED on and from the withinnamed PURCHASER/S by the withinnamed VENDORS the withinmentioned sum of Rs. 1,37,40,920/- (Rupees one crore thirty seven lacs forty thousand nine hundred and twenty) only in full and final satisfaction as per Memorandum of consideration below :-

MEMO OF CONSIDERATION

<u>Sl. No.</u>	<u>Date</u>	<u>Cheque No./ Pay Order No.</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount (Rs.)</u>	<u>Paid To</u>
1.	04.08.2006	925698	State Bank of Patiala	Camac Street	2,96,872.00	Kamala Santra
2.	05.08.2006	133280	Indian Bank	Sarat Bose Road	2,96,871.00	Kamala Santra
3.	05.08.2006	816024	Tamilnad Mercantile Bank Ltd.	Kolkata	2,96,872.00	Kamala Santra
4.	05.08.2006	816029	Tamilnad Mercantile Bank Ltd.	Kolkata	2,96,871.00	Kamala Santra
5.	05.08.2006	816035	Tamilnad Mercantile Bank Ltd.	Kolkata	2,96,872.00	Kamala Santra
6.	05.08.2006	816040	Tamilnad Mercantile Bank Ltd.	Kolkata	2,96,871.00	Kamala Santra
7.	04.08.2006	925696	State Bank of Patiala	Camac Street	2,54,461.50	Rumpa Santra
8.	05.08.2006	133282	Indian Bank	Sarat Bose Road	2,54,461.50	Rumpa Santra
9.	05.08.2006	816025	Tamilnad Mercantile Bank Ltd.	Kolkata	2,54,461.50	Rumpa Santra
10.	05.08.2006	816030	Tamilnad Mercantile Bank Ltd.	Kolkata	2,54,461.50	Rumpa Santra
11.	05.08.2006	816036	Tamilnad Mercantile Bank Ltd.	Kolkata	2,54,461.50	Rumpa Santra
12.	05.08.2006	816041	Tamilnad Mercantile Bank Ltd.	Kolkata	2,54,461.50	Rumpa Santra
13.	07.08.2006	925710	State Bank of Patiala	Camac Street	5,93,743.50	Tapan Kr. Santra
14.	07.08.2006	133289	Indian Bank	Sarat Bose Road	5,93,743.50	Tapan Kr. Santra
15.	05.08.2006	816026	Tamilnad Mercantile Bank Ltd.	Kolkata	5,93,743.50	Tapan Kr. Santra
16.	05.08.2006	816031	Tamilnad Mercantile Bank Ltd.	Kolkata	5,93,743.50	Tapan Kr. Santra

..... Sl. No.





002



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<u>Sl. No.</u>	<u>Date</u>	<u>Cheque No./ Pay Order No.</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount (Rs.)</u>	<u>Paid To</u>
17.	05.08.2006	816037	Tamilnad Mercantile Bank Ltd.	Kolkata	5,93,743.50	Tapan Kr. Santra
18.	05.08.2006	816042	Tamilnad Mercantile Bank Ltd.	Kolkata	5,93,743.50	Tapan Kr. Santra
19.	04.08.2006	925700	State Bank of Patiala	Camac Street	5,51,333.00	Asis Santra
20.	05.08.2006	133283	Indian Bank	Sarat Bose Road	5,51,333.00	Asis Santra
21.	05.08.2006	816027	Tamilnad Mercantile Bank Ltd.	Kolkata	5,51,333.00	Asis Santra
22.	05.08.2006	816032	Tamilnad Mercantile Bank Ltd.	Kolkata	5,51,333.00	Asis Santra
23.	05.08.2006	816038	Tamilnad Mercantile Bank Ltd.	Kolkata	5,51,334.00	Asis Santra
24.	05.08.2006	816043	Tamilnad Mercantile Bank Ltd.	Kolkata	5,51,333.00	Asis Santra
25.	04.08.2006	925699	State Bank of Patiala	Camac Street	5,93,743.50	Ruby Santra
26.	05.08.2006	133281	Indian Bank	Sarat Bose Road	5,93,743.50	Ruby Santra
27.	05.08.2006	816028	Tamilnad Mercantile Bank Ltd.	Kolkata	5,93,743.50	Ruby Santra
28.	05.08.2006	816033	Tamilnad Mercantile Bank Ltd.	Kolkata	5,93,743.50	Ruby Santra
29.	05.08.2006	816039	Tamilnad Mercantile Bank Ltd.	Kolkata	5,93,743.50	Ruby Santra
30.	05.08.2006	816044	Tamilnad Mercantile Bank Ltd.	Kolkata	5,93,743.50	Ruby Santra
31.	07.08.2006	In Cash			0,00,001.00	Kamala Santra

T O T A L : Rs. 1,37,40,920.00

(Rupees one crore thirty seven lacs forty thousand nine hundred and twenty) only

..... WITNESSES:



101



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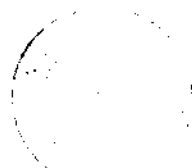
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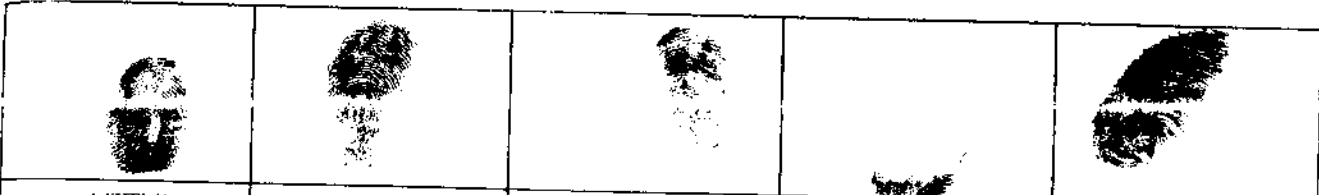
1. Rakshmi Narayan Sankar
2. Debajyoti Paul
1. অঙ্কিতা দেবী
2. Rumpa Sankar
3. Hapan Kumar Sankar
4. Asis Sankar
5. Rubiy Sankar

SIGNATURE OF THE VENDORS.



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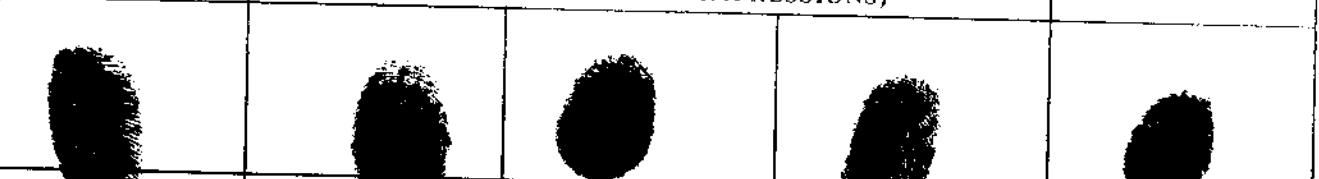
RING

MIDDLE

FORE

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(LEFT HAND FINGER IMPRESSIONS)



THUMB

FORE

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Rajab Nohle
SIGNATURE OF THE EXECUTANT/S



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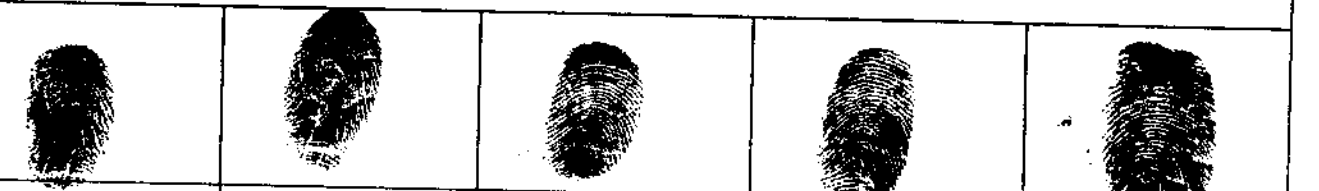
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Pooja Agarwal
SIGNATURE OF THE EXECUTANT/S



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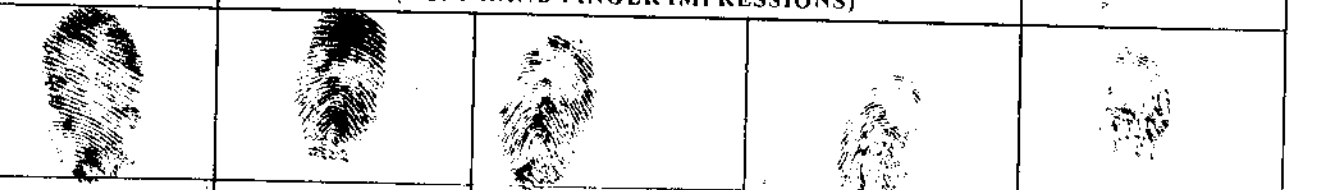
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Sumit Kumar Singh
SIGNATURE OF THE EXECUTANT/S



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(LEFT HAND FINGER IMPRESSIONS)				
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(RIGHT HAND FINGER IMPRESSIONS)				

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SIGNATURE OF THE EXECUTANT/S

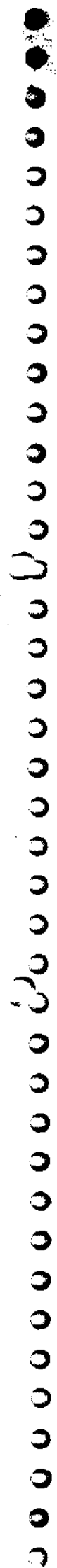
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(RIGHT HAND FINGER IMPRESSIONS)				

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SIGNATURE OF THE EXECUTANT/S

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(LEFT HAND FINGER IMPRESSIONS)				
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(RIGHT HAND FINGER IMPRESSIONS)				

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SIGNATURE OF THE EXECUTANT/S





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(LEFT HAND FINGER IMPRESSIONS)

THUMB	FORE	MIDDLE	RING	LITTLE

(RIGHT HAND FINGER IMPRESSIONS)

✓ Rumpa Santos
SIGNATURE OF THE EXECUTANT/S

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(RIGHT HAND FINGER IMPRESSIONS)

✓ Ruby Santos
SIGNATURE OF THE EXECUTANT/S

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THUMB	FORE	MIDDLE	RING	LITTLE

(RIGHT HAND FINGER IMPRESSIONS)

✓ ଅମିତା କୁମାର
SIGNATURE OF THE EXECUTANT/S



04314/2011

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भारतीय गैर न्यायिक

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TEN
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Rs.10



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

44AA 975377



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

Registrar of Assurances
Kolkata

14.04.11

CONVEYANCE

1. Date: 12th April, 2011

2. Place: Kolkata

3. Parties:

3.1 **Star Plaza Private Limited**, a company incorporated under the provisions of Companies Act, 1956, having its registered office at 8, Camac Street, Kolkata-700017, Police Station Shakespeare Sarani (PAN AADCS9023K), represented by its *Director* Arun Kumar Sancheti, son of Sumermall Sancheti, of 8, Camac Street, Kolkata-700017, Police Station Shakespeare Sarani (**Vendor**, includes successors-in-interest)

Paras mall Jain



1269
9143/11
81/11
U/C SD/BD
10824/11

10006

Serial No.....
Name.....
Address.....
71, Park Street,
Kolkata-700001



25 FEB 2011

Date..... Licensee/Member
S. SARKAR

Paramall Jain



2810 ✓

Power Point Buldcon Private Limited
Paramall Jain
Authorised Signatory

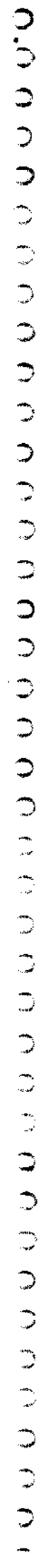


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For STAR PLAZA PVT. LTD.

Asw Kua Sarkar
Director

Swapan Kar
S/O R. N. Kar
7C. K. S. Roy Road
Kolkata - 700001
Service 801





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

Endorsement For Deed Number : I - 04751 of 2011
(Serial No. 04314 of 2011)

On

Payment of Fees:

On 12/04/2011

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

Presented for registration at 17.28 hrs on :12/04/2011, at the Private residence by Parasmall Jain
,Claimant.

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

Execution is admitted on 12/04/2011 by

1. Arun Kumar Sancheti
Director, Star Plaza Pvt Ltd, 8, Camac Street, Kol, Thana:-Shakespeare Sarani, District:-Kolkata,
WEST BENGAL, India, P.O. :- Pin :-700017 .
, By Profession : Others
2. Parasmall Jain
Authorised Signatory, Power Point Buildcon Pvt Ltd, Siddha Park, 6th Floor, 99 A, Park Street, Kol,
Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .
, By Profession : Others
Identified By Swapan Kar, son of R N Kar, 7 C, Kiron Sankar Roy Road(Hastings Street). Kol,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession:
Service.

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

On 13/04/2011

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.-2473000/-

Certified that the required stamp duty of this document is Rs.- 123660 /- and the Stamp duty paid as:
Impresive Rs.- 10/-

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

On 14/04/2011

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

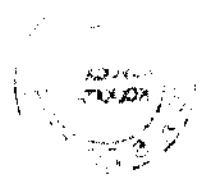
(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

14/04/2011 15:58:00



EndorsementPage 1 of 2

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

Endorsement For Deed Number : I - 04751 of 2011
(Serial No. 04314 of 2011)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Article number : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0/-, on 14/04/2011

Amount by Draft

Rs. 27283/- is paid, by the draft number 227536, Draft Date 06/04/2011, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 14/04/2011

(Under Article : A(1) = 27192/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 14/04/2011)

Deficit stamp duty

Deficit stamp duty Rs. 123660/- is paid 22756206/04/2011 State Bank of India, DALHOUSIE SQUARE, received on 14/04/2011

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

14/04/2011 15:53:00



And

- 3.2 **Power Point Buildcon Private Limited**, a company incorporated under the provisions of Companies Act, 1956, having its registered office at 6th Floor, Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street (**PAN AAFCP8476M**), represented by its authorized signatory Parasmall Jain, son of Late Pushraj Jain, of 6th Floor, Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street (**Purchaser**, includes successors-in-interest).

Vendor and Purchaser collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Sali land measuring (1) 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No.620, recorded in L.R. *Khatian* No. 2020, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No.I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part I** of the **1st Schedule** below (**First Property**) **And** (2) 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No.621, recorded in L.R. *Khatian* No. 2020, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part II** of the **1st Schedule** below (**Second Property**) **And** (3) 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No.622, recorded in L.R. *Khatian* No. 2020, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part III** of the **1st Schedule** below (**Third Property**) **And** (4) 3 (three) decimal, more or less, comprised in R.S./L.R. *Dag* No.623, recorded in L.R. *Khatian* No. 2020, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part IV** of the **1st Schedule** below (**Fourth Property**) **totaling to** land measuring 9 (nine) decimal, more or less, more fully and collectively described in the **2nd Schedule** below and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (the First Property, the Second Property, the Third Property and the Fourth Property, collectively **Said Property**) **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:

- 5.1.1 **Mobarak Hussain's Property:** By a Deed of Conveyance dated 30th October, 1957, registered in the Office of the Additional District Sub-Registrar, Cossipur, Dum Dum, in Book No. I, Volume No. 79, at Pages 133 to 134, being Deed No. 5885 for the year 1957, Mobarak Hussain Mondal purchased from Motaleb Mollah land in C.S. *Dag* No. 591 which was subsequently recorded in the Revisional Settlement in his name in respect of 13 (thirteen) decimal in R.S. *Dag* No. 620, in R.S. *Khatian* No. 621 (**Mobarak Hussain's Property**).

Parasmall Jain



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- 5.1.2 **Sale to Kamala Santra:** By a Deed of Conveyance dated 15th July, 1981, registered in the Office of the Additional District Sub-Registrar, Cossipur, Dum Dum, in Book No. I, Volume No. 243, at Pages 65 to 76, being Deed No. 9071 for the year 1981, Mobarak Hussain Mondal sold land measuring 7 (seven) decimal, more or less, out of Mobarak Hussain's Property, to Kamala Santra.
- 5.1.3 **Sale to Rumpa Santra:** By a Deed of Conveyance dated 15th July, 1981, registered in the Office of the Additional District Sub-Registrar, Cossipur, Dum Dum, in Book No. I, Volume No. 243, at Pages 72 to 88, being Deed No. 9072 for the year 1981, Mobarak Hussain Mondal sold the balance land measuring 6 (six) decimal, more or less, out of Mobarak Hussain's Property, to Rumpa Santra.
- 5.1.4 **Ownership of Kamala Santra & Rumpa Santra:** In the abovementioned circumstances, Kamala Santra and Rumpa Santra jointly became the owners of Mobarak Hussain's Property, to the extent of their respective shares.
- 5.1.5 **Pintu And Asis's Property:** By a Deed of Conveyance dated 22nd November, 1969, registered in the Office of the Additional District Sub-Registrar, Cossipur, Dum Dum, in Book No. I, Volume No. 110, at Pages 224 to 227, being Deed No. 7483 for the year 1969, Jan Mohammad Mollah and Lal Mohammad Mollah sold land measuring 27 (twenty seven) decimal, more or less, comprised in C.S. *Dag* Nos. 592, 593 and 594 corresponding R.S./L.R. *Dag* Nos. 621, 622 and 623, *Mouza Raigachi*, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, District North 24 Parganas (**Pintu And Asis's Property**) jointly and equally to Pintu Santra and Asis Santra (collectively **Pintu and Asis**),
- 5.1.6 **Ownership of Pintu and Asis:** In the abovementioned circumstances, Pintu and Asis jointly became the owners of Pintu And Asis's Property, each of them having equal shares therein.
- 5.1.7 **Ownership of Uma Mukherjee:** Uma Mukherjee was the recorded owner of land measuring 14 (fourteen) decimal, more or less, comprised in R.S./L.R. *Dag* Nos.621, 622 and 623, *Mouza Raigachi*, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, District North 24 Parganas (**Uma Mukherjee's Property**).
- 5.1.8 **Sale to Ruby Santra:** By a Deed of Conveyance dated 24th February, 2006, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, in Book No. I, Volume No. 431, at Pages 148 to 167, being Deed No.07151 for the year 2006, Uma Mukherjee sold the entirety of Uma Mukherjee's Property to Ruby Santra.
- 5.1.9 **Ownership of Ruby Santra:** In the abovementioned circumstances, Ruby Santra became the sole owner of Uma Mukherjee's Property.
- 5.1.10 **Sale to Star Plaza Private Limited & Ors.:** By a Deed of Conveyance dated 11th August, 2006, registered in the Office of the District Sub Registrar-II, North 24 Parganas, in Book No. I, CD Volume No. 1, at Pages 33 , being Deed No. 08589, Kamala Santra, Rumpa Santra, Pintu Santra, Asis Santra and Ruby Santra sold, conveyed and transferred the entirety of the Mobarak Hussain's Property, Pintu And Asis's Property and Uma Mukherjee's Property, being land measuring 54 (fifty four) decimal, comprised in R.S. *Dag* Nos. 620, 621, 622 and 623, *Mouza Raigachi*, J.L.

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No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, District North 24 Parganas (collectively **Larger Property**) to (1) Star Plaza Private Limited (the Vendor herein) (2) Smart Goods Private Limited (3) Wonder Vyapaar Private Limited (4) Digvijay Tie Up Private Limited (5) Tropex Vanijya Private Limited and (6) Unnati Sales Private Limited, jointly and in equal shares.

- 5.1.11 **Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the absolute owner of 1/6th (one sixth) share and/or interest in (1) Mobarak Hussain's Property, being the First Property described in **Part I** of the **1st Schedule** below and (2) Pintu And Asis's Property as well as Uma Mukherjee's Property, being the Second Property described in **Part II** of the **1st Schedule**, the Third Property described in **Part III** of the **1st Schedule** below and the Fourth Property described in **Part IV** of the **1st Schedule** below, collectively being the Said Property described in the **2nd Schedule** below.
- 5.1.12 **Mutation:** The Vendor has mutated its name in the records of Land Revenue Settlement vide L.R. *Khatian* No. 2020 with respect to the Said Property, being 1/6th (one-sixth) share of the Larger Property.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Preemption:** No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** Based on the information available with the Vendor till the execution of these presents, the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutters*, trusts,

Paramall Jey
Saha & Ray
ADVOCATES
KOLKATA-1
S. ROY ROAD



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prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

5.2.9 **No Corporate Guarantee:** The Said Property is not affected by or subject to any corporate guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same from the Vendor.

6.2 **Purchaser's Satisfaction:** The Purchaser has received all documents, title deeds and papers relating to the Said Property as were available with the Vendor and has independently examined, understood and fully satisfied itself regarding the right title and ownership of the Said Property.

6.3 **Surrender of Rights by Pioneer Prodev Private Limited:** Pioneer Prodev Private Limited (**Pioneer Prodev**), having its registered office at 3rd floor, Lenin Sarani, Kolkata-700013 has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Pioneer Prodev has agreed to surrender such claims in favour of the Purchaser. The Vendor shall have no responsibility or obligation in this regard.

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property more fully and collectively described in the **2nd Schedule** below, comprising of (1) the First Property being *sali* land measuring 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No.620, recorded in L.R. *Khatian* No. 2020, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part I** of the **1st Schedule** below **And** (2) the Second Property, being *sali* land measuring 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No.621, recorded in L.R. *Khatian* No. 2020, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part II** of the **1st Schedule** below **And** (3) the Third Property, being *sali* land measuring 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No.622, recorded in L.R. *Khatian* No. 2020, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part III** of the **1st Schedule** below **And** (4)

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the Fourth Property, being *sahi* land measuring 3 (three) decimal, more or less, comprised in R.S./L.R. *Dag* No.623, recorded in L.R. *Khatian* No. 2020, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part IV** of the **1st Schedule** below, **totaling to** land measuring 9 (nine) decimal, more or less demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.24,73,000/- (Rupees twenty four lac and seventy three thousand) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

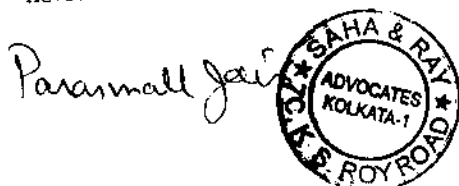
8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest by reason of the aforesaid.

8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.





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- 8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser.
- 8.4 **Outgoings** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendor, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

1st Schedule

Part I

(First Property)

Sali land measuring 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No.620, recorded in L.R. *Khatian* No. 2020, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas

Part II

(Second Property)

Sali land measuring 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No.621, recorded in L.R. *Khatian* No. 2020, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas

Paramall Jain



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**Part III
(Third Property)**

Sali land measuring 2 (two) decimal, more or less, comprised in R.S./L.R. Dag No.622, recorded in L.R. Khatian No. 2020, Mouza Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I Gram Panchayat, Sub-Registration District Bidhannagar, District North 24 Parganas

**Part IV
(Fourth Property)**

Sali land measuring 3 (three) decimal, more or less, comprised in R.S./L.R. Dag No.623, recorded in L.R. Khatian No. 2020, Mouza Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I Gram Panchayat, Sub-Registration District Bidhannagar, District North 24 Parganas

**2nd Schedule
(Said Property)
[Subject Matter of Sale]**

Sali land measuring (1) 2 (two) decimal, more or less, comprised in R.S./L.R. Dag No.620, recorded in L.R. Khatian No. 2020, more fully described in the **Part I** of the **1st Schedule** above **And (2)** 2 (two) decimal, more or less, comprised in R.S./L.R. Dag No.621, recorded in L.R. Khatian No. 2020, more fully described in the **Part II** of the **1st Schedule** above **And (3)** 2 (two) decimal, more or less, comprised in R.S./L.R. Dag No.622, recorded in L.R. Khatian No. 2020, more fully described in the **Part III** of the **1st Schedule** above **And (4)** 3 (three) decimal, more or less, comprised in R.S./L.R. Dag No.623, recorded in L.R. Khatian No. 2020, more fully described in the **Part IV** of the **1st Schedule** above, all in Mouza Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I Gram Panchayat, Sub-Registration District Bidhannagar, District North 24 Parganas, **totaling to** land measuring 9 (nine) decimal, more or less, demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North : By Public Road
On the East : By R.S. Dag No. 624
On the South : By R.S. Dag No. 624
On the West : By Mouza Raigachi, J.L. No. 2, Sheet 2

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

Mouza	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Area of Dag (In Decimal)	Total Area Sold (In Decimal)	Name of Recorded Owner
Raigachi	620	2020	Sali	13.00	2.00	Star Plaza Pvt. Ltd.
Raigachi	621	2020	Sali	14.00	2.00	Star Plaza Pvt. Ltd.
Raigachi	622	2020	Sali	13.00	2.00	Star Plaza Pvt. Ltd.
Raigachi	623	2020	Sali	14.00	3.00	Star Plaza Pvt. Ltd.
Total Area of Land Sold					9.00	

Paramall Jain



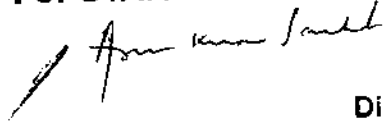
12 APR 1961

119

9. Execution and Delivery

9.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

For STAR PLAZA PVT. LTD.



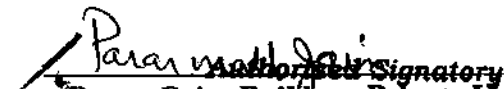
Director

(Star Plaza Private Limited)

(Arun Kumar Sancheti)

[Vendor]

Power Point Building




(Power Point Building Private Limited)

Authorized Signatory

(Parasmall Jain)

[Purchaser]

Witnesses:

Signature 

Name Swapan Kar

Father's Name A. K. Kar

Address 7C, K.S. Roy Road
Kolkata - 700001

Signature 

Name ABHISHEK DATTA

Father's Name A. K. DATTA

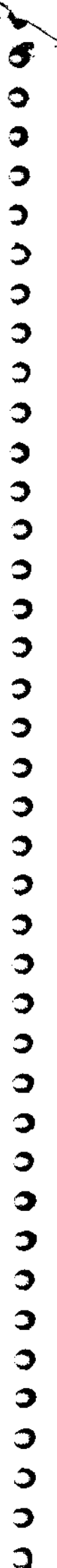
Address 7C, K.S. Road
Kolkata - 700001



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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.24,73,000/- (Rupees twenty four lac and seventy three thousand) towards full and final payment of the consideration for sale of the Said Property described in the 2nd Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
RTGS	28.03.11	Axis Bank	16,00,000/-
RTGS	30.03.11	Axis Bank	8,73,000/-
		Total	24,73,000/-

For STAR PLAZA PVT. LTD.

Arun Kumar Sancheti
Director

(Star Plaza Private Limited)
(Arun Kumar Sancheti)
[Vendor]

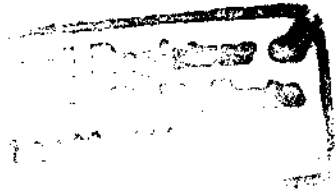
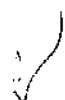
Witnesses:

Signature *Swapan*
Name Swapan Kar

Signature *Aditya*
Name ADITYA JATTA



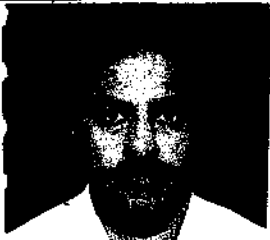
117



113

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants
---------	--



As per serial



Paras mall Jain

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little





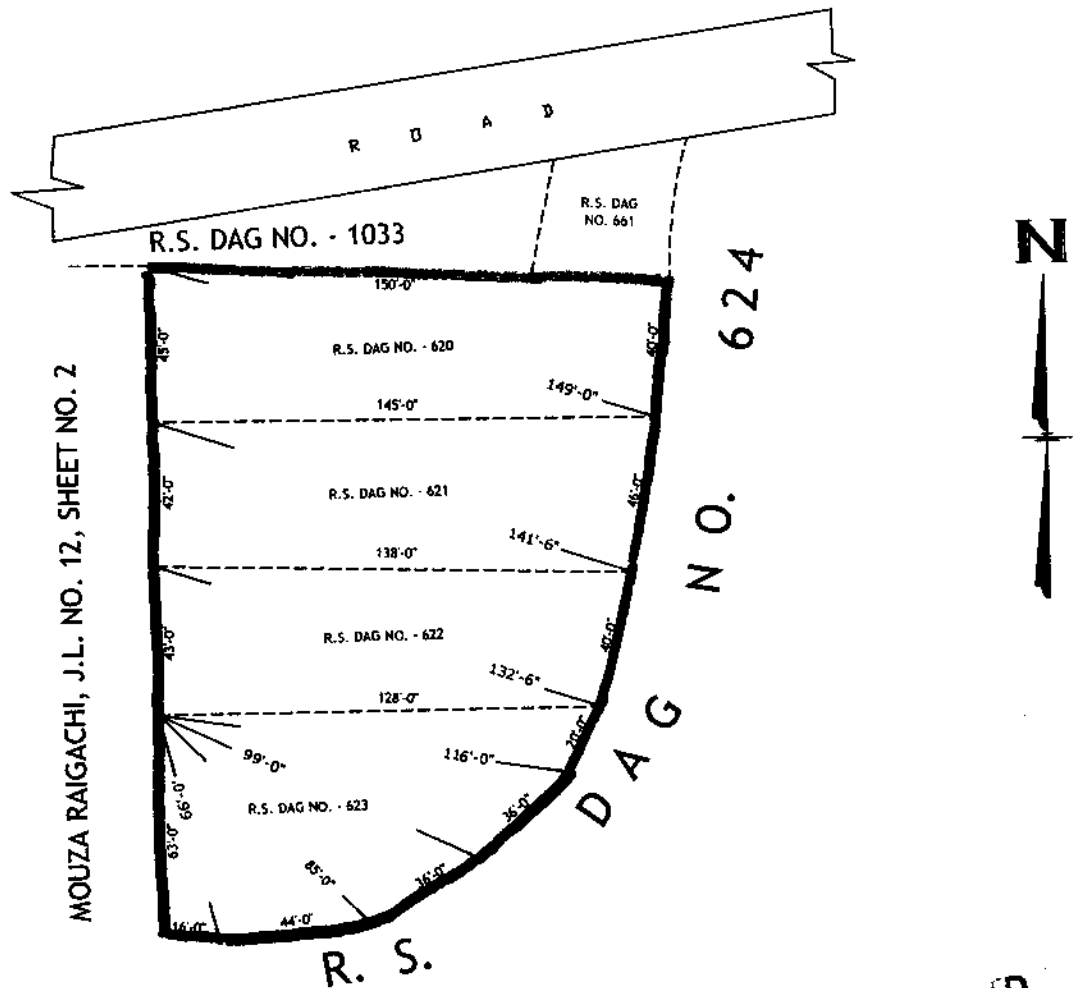
2

12 APR 2011

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SITE PLAN OF R.S./L.R. DAG NO. 620, 621, 622 & 623 L.R. KHATIAN NO.- 2020, R.S. NO. 194, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH 24 PARGANAS, UNDER RAJARHAT BISHNUPUR NO. 1 GRAM PANCHAYET.



Power Point Buildcon Plan;

Paramall Jain
 Authorised Signatory

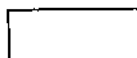
For STP... LTD.
Harishankar...
 Director

NAME & SIGNATURE OF THE VENDOR :

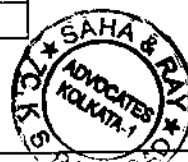
LEGEND :

R. S. DAG NO.	AREA
620(P)	2 DECIMAL
621(P)	2 DECIMAL
622(P)	2 DECIMAL
623(P)	3 DECIMAL
TOTAL	9 DECIMAL

SHOWN THUS : -



118





12 APR 2011



180



DATED 12th DAY OF April, 2011

Between

Star Plaza Private Limited
... Vendor

And

Power Point Buildcon Private Limited
... Purchaser

CONVEYANCE

9 Decimal
Portion of
R.S./L.R *Dag* Nos. 620, 621, 622 & 623
Mouza Raigachi
District North 24 Parganas

Saha & Ray
Advocates
3A/1, 3rd floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001





181

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 18
Page from 6133 to 6148
being No 04751 for the year 2011.



(Sudhakar Sahu) 19-April-2011
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
West Bengal



L & LR WB

জেলা— উত্তর ২৪-পরগনা খতিয়ান নং— ২০২০ [১৫০৭০১২]
 মৌজা— রাইগাহি জে.এল. নং— ১২ থানা— রায়পুরহাট

(১) রাজস্ব — ০.০০ টাকা

(২) জমির মোট পরিমাণ— ০.০৯ একর (৩) মোট দাগের সংখ্যা — ৪

(৪) অত্রস্বত্বের দখলকারের বিবরণ

(৫) স্বত্ব

(৬) মন্তব্য

নাম পিতা/স্বামী** ঠিকানা	স্টার প্লাজা প্রাঃ লিঃ	রায়ত	
	৮ নং, ক্যামাক স্ট্রিট, কলি-১৭		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি:

দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র স্বত্বের অংশ	দাগের মধ্যে অত্র স্বত্বের জমির অংশের পরিমাণ	
			একর	অংশ	একর	শ্রেণী
৫১০	শালি		০.১৩	০.১৬৬৭	০.০২	
৫১১	শালি		০.১৪	০.১৬৬৭	০.০২	
৫১২	শালি		০.১৩	০.১৬৬৭	০.০২	
৫১৩	শালি		০.১৪	০.১৬৬৭	০.০৩	



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দাগের মোট সংখ্যা

চার মাত্র

122

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Appl. Fee-Rs. 10, Authentication Fee: 1 x Rs. 10=Rs. 10, Total-Rs. 20

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L & LR WB

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I-4750/11

भारतीय गैर न्यायिक

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

44AA 975378



Registered in the office of the Registrar of Assurances & Conveyances, Kolkata.

Handwritten signature

14.04.11

CONVEYANCE

1. Date: 12th April 2011

2. Place: Kolkata

3. Parties:

3.1 **Smart Goods Private Limited**, a company incorporated under the provisions of Companies Act, 1956, having its registered office at 12C, Chakrabaria Road, Kolkata-700020, Police Station Ballygunge (**PAJ AAKCS3068F**), represented by its authorized signatory Arun Kumar Sancheti, son of Sumermall Sancheti, of 12C, Chakrabaria Road, Kolkata-700020, , Police Station Ballygunge
(Vendor, includes successors-in-interest)

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123

31/4/11
674

Registrar of Assurances & Conveyances
Kolkata.

112009

Serial No.....

Name.....

Address.....

71, Park Road, (P.O. No. 11)
Kolkata-700016



25 FEB 2011

Date..... Licensed Member Vendor
S. SARKAR

Abinash Kumar Agarwala



2812 ✓

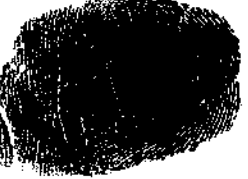
For RIYA PROJECTS PVT. LTD.

Director

Abinash Kumar Agarwala

Director

For Smart Goods Pvt. Ltd.



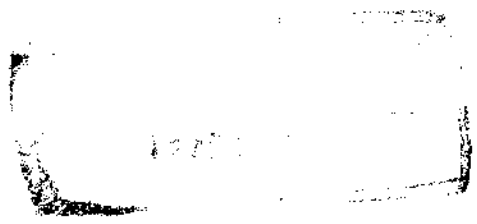
2813 ✓

For Smart Goods Pvt. Ltd.

Anu Kumar Sarkar

Authorised Signatory

Swapan Kar
S/o R.N. Kar
70, K.S. Roy Road
Kolkata-700016
Seville





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

Endorsement For Deed Number : I - 04750 of 2011
(Serial No. 04313 of 2011)

Payment of Fees:

On 12/04/2011

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

Presented for registration at 17.18 hrs on 12/04/2011, at the Private residence by Nirmal Kumar Agarwala, Claimant.

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

Execution is admitted on 12/04/2011 by

1. Arun Kumar Sancheti
Authorised Signatory, Smart Goods Pvt Ltd, 12 C, Chakraberia Road, Kol, Thana:-Bullygunge,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .
, By Profession : Others
2. Nirmal Kumar Agarwala
Director, Riya Projects Pvt Ltd, 27, Brabourne Road, Kol, Thana:-Hare Street, District:-Kolkata, WEST
BENGAL, India, P.O. :- Pin :-700001 .
, By Profession : Others
Identified By Swapan Kar, son of R N Kar, 7 C, Kiron Sankar Roy Road(Hastings Street), Kol,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession:
Service.

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

On 13/04/2011

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.-3400000/-

Certified that the required stamp duty of this document is Rs.- 204010 /- and the Stamp duty paid as:
Impresive Rs.- 10/-

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

On 14/04/2011

Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962)

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II



14/04/2011 15:54:00

Endorsement Page 1 of 2

