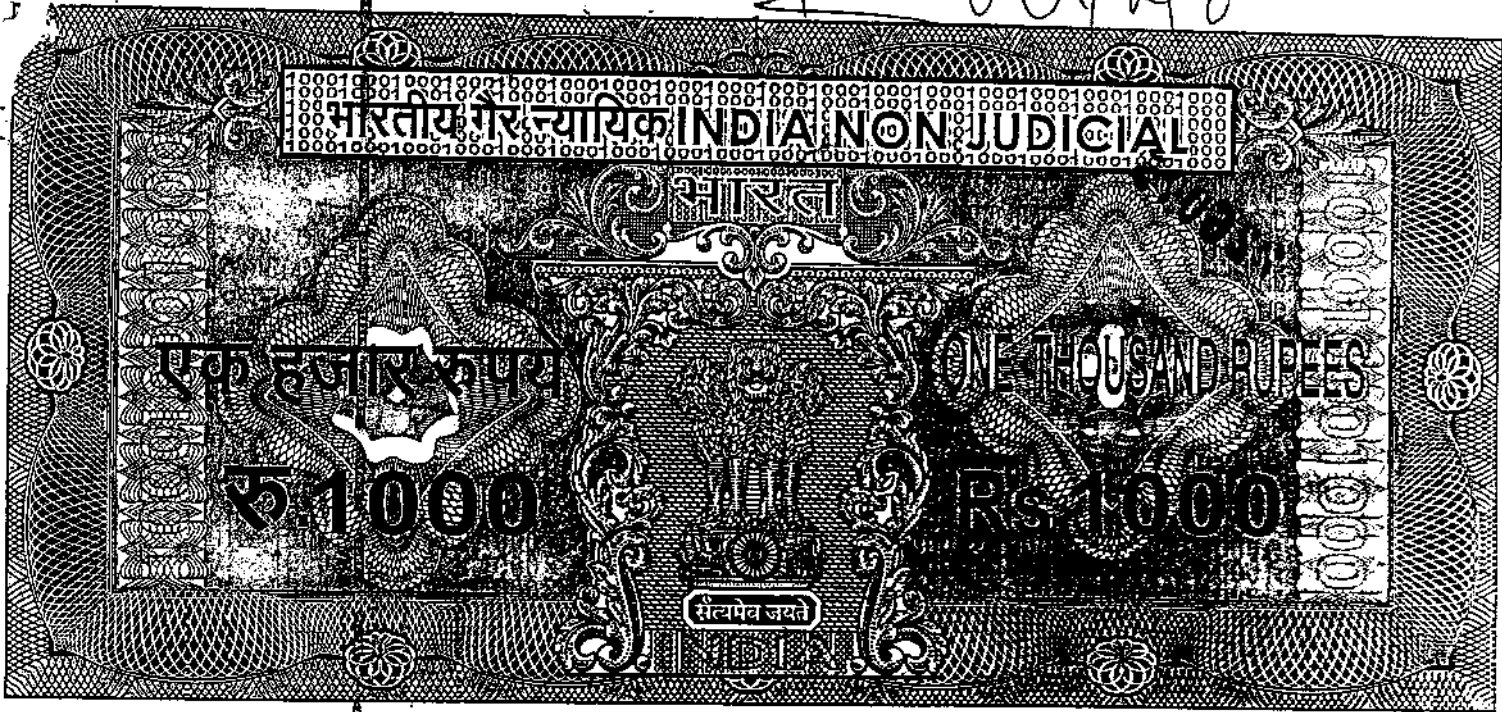


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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9/3/2012

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional Deputy Registrar  
Kolkata

9/3/2012

me-280

1,54,01,000

THIS INDENTURE OF CONVEYANCE made this 9th day of March Two Thousand Twelve BETWEEN (1) KALAMUNJ REAL ESTATE PRIVATE LIMITED (PAN AADCK1364M), a Company incorporated under the Companies Act-1956 and having its registered office at 3A Hare Street, "Ashoka House", 5<sup>th</sup> Floor, Kolkata - 700001 represented by its Director Sri Shyam Sundar Patodia and (2) KALAMUNJ

*[Handwritten signature]*  
 11/2/12  
 76962

*[Handwritten signatures]*

226075

14 FEB 2012

Date.....  
 Sold To.....  
 Of.....  
 Rs.....  
 P. CHATTERJEE  
 18, India Exchange Place, Col-1  
 Licenced Stamp Vender



832

Purchase purchase

Purchase purchase



833

KALAMUNJ REALESTATE PVT. & LIMITED

Shyam Sunder Patra

Authorized Signatory / Director



833

KALAMUNJ NIKETAN PVT. LTD.

Shyam Sunder Patra

Authorized Signatory / Director

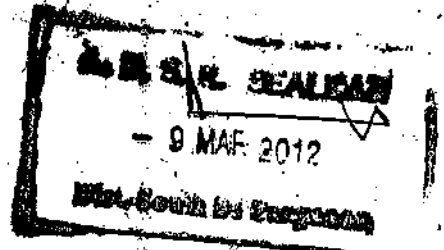


835

For SRIJAY PROPERTIES PRIVATE LIMITED.

Vikas atre

Director



**NIKETAN PRIVATE LIMITED (PAN AADCK1463H)**, a company incorporated under the Companies Act 1956 and having its registered office at 3A Hare Street, "Ashoka House", 5<sup>th</sup> Floor, Kolkata 700001 represented by its Director Sri Shyam Sundar Patodia hereinafter collectively referred to as "the **FIRST VENDORS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective successors or ~~successors-in-office~~) of the **FIRST PART AND SRIJAY PROPERTIES PRIVATE LIMITED (PAN AANCS0947A)**, a Company incorporated under the Companies Act 1956 and having its registered office at Sult No. 2D & 2E, 2<sup>nd</sup> floor, 12, Ho Chi Minh Sarani, Kolkata represented by its Director Mr. Vivek Newatia hereinafter referred to as "the **SECOND VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors or successors-in-office) of the **SECOND PART AND (1) TANISHQUE VINIMAY PVT. LTD. (PAN AACCP6958K)**, an existing Company incorporated under the Companies Act, 1956 having its Registered Office at No. 1, British India Street, Kolkata 700069 represented by its Director Mr. Prithwiraj Mukherjee, **(2) SAMUDRA VYAPAAR PVT. LTD. (PAN AALCS3154R)**, an existing Company incorporated under the Companies Act, 1956 having its Registered Office at No. 29B, Rabindra Sarani, Kolkata 700073 represented by its Director Mr. Prithwiraj Mukherjee, **(3) SA NIKET PVT. LTD. (PAN AALCS6141E)**, an existing Company incorporated under the Companies Act, 1956 having its Registered Office at No. 164/1, Manicktala Main Road, Kolkata 700054 represented by its Director Mr. Prithwiraj Mukherjee, **(4) SHANSUD MARKETING PVT. LTD. (PAN AAECs0383F)**, an existing Company incorporated under the Companies Act, 1956 having its Registered Office at No.2D, Queens Park, Kolkata 700019 represented by its Director Mr. Abhisekh Agarwal, **(5) MANI GRIHA NIRMAN PVT. LTD., (PAN AAHCM2164K)**, an existing Company incorporated under the Companies Act, 1956 having its Registered Office at No. 164/1, Manicktala Main Road, Kolkata 700054 represented by its Director Mr. Binod Kumar Agarwal, **(6) PARASMANI PROPERTIES PVT. LTD., (PAN AADCP5077E)**, an existing Company incorporated under the Companies Act, 1956 having its Registered Office at No. 2d, Queens Park, Kolkata 700019 represented by its Director Mr. Sameer V. Agarwal, **(7) MANI SQUARE LTD., (PAN AABCR3668M)** an existing Company incorporated under the Companies Act, 1956 having its Registered Office at No. 2D, Queens Park, Kolkata 700019 represented by its Director Mr. Srikant Jhunjhunwala, **(8) ELEPHANTUS DEVELOPERS PVT. LTD., (PAN AACCE9313K)**, an existing Company

For Tanishque Vinimay Pvt. Ltd.  
 Samudra Vyapaar Pvt. Ltd.  
 Sa Nikat Pvt. Ltd.  
 Elephatus Developers Pvt. Ltd.  
 Fresa Builders Pvt. Ltd.  
 Fresa Constructions Pvt. Ltd.  
 Historia Builders Pvt. Ltd.  
 Fresa Properties Pvt. Ltd.



832

*Prashant Munkhija*

(Director/Authorised Signatory)



837

MANI SQUARE LIMITED

*Sudhakar Prasad*

Director/Authorised Signatory



836

PARASMANI PROPERTIES PVT, LTD.

*Suman Agarwal*

Authorised Signatory/Director



838

HANSUD MARKETING PVT. LTD

*Ajay*

Director/Authorised Signatory



839

For Mani Griha Nirman Pvt. Ltd.  
 Fresa Real Estate Pvt. Ltd.  
 Elephatus Projects Pvt. Ltd.  
 Fragum Real Estate Pvt. Ltd.  
 Fragum Projects Pvt. Ltd.  
 Bloombuilt Construction Pvt. Ltd.

*P. V. Paul*

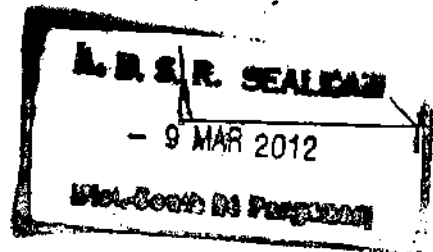
(Director/Authorised Signatory)



Identified by us

*P. V. Paul*

P. V. PAUL  
 S/o. Late P. Varkey  
 164/1, Manicktala Main Road  
 Kolkata - 700 054



Incorporated under the Companies Act, 1956 having its Registered Office at No. 4A, Nandlal Basu Sarani, Kolkata 700016 represented by its Director Mr. Prithwiraj Mukherjee, **(9) FRESA BUILDERS PVT. LTD.**, (PAN AABCF8848D), an existing Company incorporated under the Companies Act, 1956 having its Registered Office at No. 4A, Nandlal Basu Sarani, Kolkata 700016 represented by its Director Mr. Prithwiraj Mukherjee, **(10) FRESA REAL ESTATE PVT. LTD.**, (PAN AABCF8849C), an existing Company incorporated under the Companies Act, 1956 having its Registered Office at No. 9/1, Lower Rowdon Street, Kolkata 700020 represented by its Director Mr. Binod Kumar Agarwal, **(11) FRESA CONSTRUCTIONS PVT. LTD.**, (PAN AABCF8851C), an existing Company incorporated under the Companies Act, 1956 having its Registered Office at No. 4A, Nandlal Basu Sarani, Kolkata 700016 represented by its Director Mr. Prithwiraj Mukherjee, **(12) ELEPHANTUS PROJECTS PVT. LTD.**, (PAN AACCE9310L), an existing Company incorporated under the Companies Act, 1956 having its Registered Office at No. 9/1, Lower Rowdon Street, Kolkata 700020 represented by its Director Mr. Binod Kumar Agarwal, **(13) HISTORIA BUILDERS PVT. LTD.**, (PAN AACCH8250Q), an existing Company incorporated under the Companies Act, 1956 having its Registered Office at No. 9/1, Lower Rowdon Street, Kolkata 700020 represented by its Director Mr. Prithwiraj Mukherjee, **(14) FRAGUM REAL ESTATE PVT. LTD.**, (PAN AABCF8845Q), an existing Company incorporated under the Companies Act, 1956 having its Registered Office at No. 9/1, Lower Rowdon Street, Kolkata 700020 represented by its Director Mr. Binod Kumar Agarwal, **(15) FRAGUM PROJECTS PVT. LTD.**, (PAN AABCF8844R), an existing Company incorporated under the Companies Act, 1956 having its Registered Office at No. 4A Nandlal Basu Sarani, Kolkata 700016 represented by its Director Mr. Binod Kumar Agarwal, **(16) FRESA PROPERTIES PVT. LTD.**, (PAN AABCF8850D), an existing Company incorporated under the Companies Act, 1956 having its Registered Office at No. 4A, Nandlal Basu Sarani, Kolkata 700016 represented by its Director Mr. Prithwiraj Mukherjee, **(17) BLOOMBUILT CONSTRUCTION PVT. LTD.** (PAN AAECB8402A) a Company within the meaning of the Companies Act, 1956 and having its registered office at 9/1 Lower Rowdon Street, Kolkata 700020 represented by its Director Mr. Binod Kumar Agarwal all hereinafter collectively referred to as "the **PURCHASERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective successor or successors-in-office and/or assigns) of the **THIRD PART**.



**A. B. R. SEALGAN**  
- 9 MAR 2012  
Dist. Court B.P. Parganas

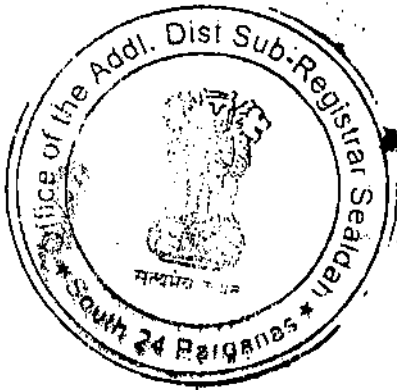
(Both the First Vendors and the Second Vendor herein are hereinafter collectively referred to as "the **Vendors**").

**WHEREAS:**

- A. That (1) Madhu Sudan Mullick, (2) Bansi Badan Mallik, (3) Naba Kishore Mallik, (4) Purusottam Mullick, (5) (Smt.) Sikha Mullick, (6) Smt. Ava Dutta, (7) Swadesh Ranjan Mullick, (8) Tilak Ranjan Mallik, (9) Smt. Usha Das, (10) Smt. Dipa Dey, (11) Smt. Durga Rani Mullick, (12) Alope Nath Mullick, (13) Tirtha Nath Mullick (14) Smt. Purnima Das, (15) Smt. Parbati Mullick, (16) Amit Kumar Mullick, (17) Sumit Mullick, (18) Smt. Jolly Dey, (19) Smt. Ruby Saha, (20) Smt. Anita Chandra, (21) Smt. Sumita Mullick, (22) Smt. Kaberi Mullick, (23) Sisir Mullick, (24) Smt. Anjali Mullick, (25) Smt. Abanti Mullick, (26) Nilkanta Mallik, (27) Smt. Ira Boral, (28) Gopi Nath Mullick, (29) Dharendra Nath Mullick, (30) Premomoy Mullick, (31) Subal Chandra Mullick, (32) Gopi Nath Mullick alias Babua Mullick, (33) Paramesh Mullick (34) Amaresh Chandra Mallik, (35) Smt. Swamalata Mullick, (36) Swaraj Mullick, and (37) Smt. Samita Jadav (hereinafter for the sake of brevity referred to as "the **Previous Owners**") were jointly seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners to **All That Municipal premises No.161, Manicktala Main Road, Police Station-Manicktala, Kolkata-700054** containing an area of 7 (Seven) Cottahs 15 (Fifteen) Chittacks, be the same a little more or less, together with various old structures and tiled sheds thereat (more fully described in the **Schedule** hereunder written and hereinafter for the sake of brevity referred to as "the **said Premises**"), absolutely and forever.
- B. That by an indenture of Conveyance dated 13<sup>th</sup> March 2008 made between said **Previous Owners** therein collectively referred to as the **Vendors** of the One Part and the **First Vendors** herein therein referred to as the **Purchasers** of the other Part and duly registered with the Additional Registrar of Assurances-I, Kolkata in Book No. I, CD Volume Number 20 Pages from 5031 to 5079 Being No. 08221 for the year 2010, the said **Previous Owners** for the consideration therein mentioned granted sold conveyed and transferred unto and to the **First Vendors** herein **All That** the said **Premises**, being the said







**A. D. R. SEALDAN**  
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municipal premises No.161, Manicktala Main Road, Kolkata containing an area of 7 (Seven) Cottahs 15 (Fifteen) Chittacks, be the same a little more or less, together with the old structures and tiled sheds thereat or in a part thereof, absolutely and forever.

- C. One Sukumar Biswas, claiming to have acquired title by adverse possession over a divided and demarcated portion of the said Premises on its North-Western Side containing an area of 3 (three) cottahs more or less (hereinafter for the sake of brevity referred to as "the said **Portion**") sold conveyed and transferred the same to the **Second Vendor** herein for valuable consideration, absolutely and forever under and by virtue of the Indenture of Conveyance dated 2<sup>nd</sup> September 2010 and registered with the Additional District Sub-Registrar, Sealdah in Book No. I CD Volume Number 6 Pages from 507 to 520 Being No. 02591 for the year 1010. The Second Vendor's title to the said Portion is being disputed by the First Vendors.
- D. The said Premises is a land-locked property having no independent access to any public road and the access to the said Premises has been provided by the owners of adjacent properties as follows:
- a) The owners of the adjoining premises No.33 Canal Circular Road had permitted the owners and occupiers of the said Premises to use a narrow strip of land comprised in and forming part of the said adjoining premises No.33 Canal Circular Road solely for the purpose of ingress and egress in common with the owners and occupiers of the said adjoining premises No.33 Canal Circular Road and other persons granted similar user rights, which strip of land is delineated in the plan annexed hereto duly bordered thereon in "Pink". The said narrow strip of land is a part of the said adjoining premises No.33 Canal Circular Road and the ownership thereof is vested in the owners of the said adjoining premises No.33 Canal Circular Road and notwithstanding anything to the contrary contained anywhere else or in the documents of title relating to the said Premises or otherwise, the Vendors hereby confirm that other than the right of ingress and egress over and along the said narrow strip of land, the Vendors have no right title interest claim demand whatsoever over the same.



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- b) Similarly, the owners of the adjoining premises Nos.162A and 162B Manicktala Main Road had permitted the owners and occupiers of the said Premises to use a narrow strip of land comprised in and forming part of the said adjoining premises Nos.162A and 162B Manicktala Main Road solely for the purpose of ingress and egress in common with the owners and occupiers of the said adjoining premises Nos.162A and 162B Manicktala Main Road and other persons granted similar user rights, which strip of land is delineated in the plan annexed hereto duly bordered thereon in "Yellow". The said narrow strip of land is a part of the said adjoining premises Nos.162A and 162B Manicktala Main Road and the ownership thereof is vested in the owners of the said adjoining premises Nos.162A and 162B Manicktala Main Road and notwithstanding anything to the contrary, contained anywhere else or in the documents of title relating to the said Premises or otherwise, the Vendors hereby confirm that other than the right of ingress and egress over and along the said narrow strip of land, the Vendors have no right title interest claim demand whatsoever over the same.
- E. The Vendors (i.e. both the First Vendors and the Second Vendor) hereby represent before and assure the Purchasers and warrants in favour of the Purchasers, *inter alia*, that the facts recited hereinabove are all true and correct and that the Vendors, to the extent of their respective rights title and interest as hereinbefore mentioned, are fully seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners to the said Premises and/or the said Portion, hereby agreed to be conveyed, absolutely and forever free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters leases thika tenancies occupancy rights claims demands vestings acquisitions requisitions alignments liabilities whatsoever or howsoever.
- F. The First Vendors approached the Purchasers to purchase and acquire the said Premises for valuable consideration. The Second Vendor also approached the purchasers to acquire the said Portion for valuable consideration. The purchasers, relying on amongst others the representations declarations and assurances made and/or given by the

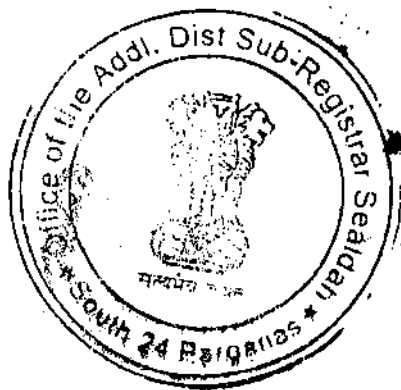


**A. D. R. SEALDAN**  
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Vendors from time to time, including those contained herein and believing the same to be true and correct and acting on faith thereof, and with the intent to put an end to all disputes with regard to ownership of the said Premises and/or the said Portion, agreed to purchase the entirety of the said Premises and all rights title and interest whatsoever of both the First Vendors and the Second Vendor, absolutely and forever free from all encumbrances and liabilities whatsoever or howsoever, and accordingly the purchasers agreed to purchase from the First Vendors and all its rights title and interest in the said premises at a consideration of Rs. 1,23,00,000/- (Rupees one crore twenty three lacs) only; and the purchasers also agreed to purchase from the the Second Vendor the said Portion and all its rights title and interest in the said premises at a consideration of Rs. 31,00,000/- (Rupees thirty one lacs) only.

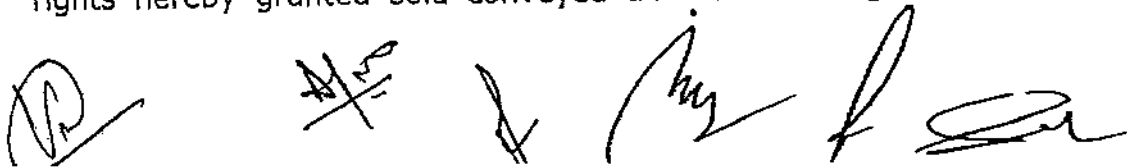
G. All amounts receivable by each of the Vendors (i.e. both the First Vendors and the Second Vendor) have been duly received by them respectively and the Purchasers have been put in possession of the said Premises and all and every part thereof (which includes the said Portion).

I. **NOW THIS INDENTURE WITNESSETH** that in the premises aforesaid and in consideration of the sum of Rs.1,23,00,00/- (Rupees one crore twenty three lacs ) only of the lawful money of the Union of India in hand and well and truly paid by the Purchasers to the First Vendors at or before the execution hereof (the receipt whereof the First Vendors do and each of them doth hereby as also by memo of consideration No.1 hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchasers as also the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) and in further consideration of the sum of Rs. 31,00,000/- (Rupees thirty one lacs) only of the lawful money of the Union of India in hand and well and truly paid and/or deemed to have been paid by the Purchasers to the Second Vendor at or before the execution hereof (the receipt whereof the Second Vendor doth hereby as also by memo of consideration No.2 hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchasers as also the properties benefits advantages



**E. D. S. SEALDAH**  
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and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be the Vendors (i.e. both the First Vendors and the Second Vendor) do and each of them doth hereby indefeasibly and absolutely grant sell convey transfer assign and assure unto and to the Purchasers **ALL THAT** their respective rights title and interest in the said Premises morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and all and every portion thereof, more specifically with the First Vendors conveying the entirety of the said Premises and the Second Vendor conveying the said Portion **AND** all the entire ownership rights title interest of the Vendors and each of them into or upon the said Premises and all and every part thereof and all rights benefits advantages appurtenances and appendages connected and/or attributable thereto **WITH** all ownership share rights title and interest whatsoever or howsoever of the Vendors and each of them in or upon the roads, paths and passages leading to and/or abutting and/or appertaining to the said Premises and/or meant for beneficial use and enjoyment of the said Premises, **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound compound walls areas sewers drains ways paths passages driveways fences hedges ditches trees walls boundary walls water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever to the said Premises belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** all legal incidents thereof **AND** reversion or reversions remainder or remainders and the rents issues and profits thereof and all and every part thereof **AND** all the estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendors and each of them into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any of them or any person or persons from whom the Vendors or any of them may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or


 The bottom of the page features several handwritten signatures and initials. From left to right, there is a signature that appears to be 'D', followed by initials 'A/S', a signature that looks like 'I', another signature that looks like 'M', and a signature that looks like 'S'. There is also a faint signature on the far right edge of the page.



**A. D. S. SEALDAH**  
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expressed or intended so to be unto and to the Purchasers absolutely and forever free from all encumbrances mortgages charges liens lispens attachments trusts uses debutters leases thika tenancies occupancy rights claims demands acquisition requisition alignment and liabilities whatsoever or howsoever.

**II. THE VENDORS (i.e. BOTH THE FIRST VENDORS AND THE SECOND VENDOR) DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASERS (EACH OF THEM COVENANTING FOR THEIR RESPECTIVE RIGHTS TITLE AND INTEREST IN THE SAID PREMISES AND ALL AND EVERY PORTION THEREOF) as follows:**

- (i) **THAT** notwithstanding any act ~~deed~~ matter or thing by the Vendors or any of them done committed executed or knowingly permitted or suffered to the contrary the Vendors have been and are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to their respective properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby their respective properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now in themselves good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all and singular their respective properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in



**A. B. R. SEALDAN**  
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the manner aforesaid according to the true intent and meaning of these presents;

- (iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be respectively now are free from all claims demands encumbrances mortgages charges liens attachments leases tenancies occupancy rights restrictive covenants lispensens uses debutters trusts prohibitions and liabilities whatsoever or howsoever made or suffered by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or any of them or the Vendors' predecessors-in-title;
- (v) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming as aforesaid;
- (vi) **AND THAT** free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances leases tenancies occupancy rights restrictive covenants liens attachments lispensens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendors or any of them or any person or persons claiming as aforesaid;
- (vii) **AND THAT** the Vendors and each of them and all person or persons having or lawfully rightfully or equitably claiming any



**L. D. S. S. SEALDAN**  
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estate or interest in the said Premises or any part thereof through under or in trust for the Vendors or any of them or the Vendors' predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the said Premises and the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers or any of them;

(viii) **AND THAT** the Vendors and each of them shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchasers or any of them produce or cause to be produced to the Purchasers or any of them or their agent or agents or any person or persons as the Purchasers or any of them may direct or appoint or in any suit or proceeding or otherwise the documents-of-title and all other papers and documents relating to the said Premises or any part thereof, including those hereinbefore recited, and will permit the same to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchasers or any of them and will at all times hereafter keep such documents-of-title safe unobliterated and uncanceled;

(ix) **AND ALSO THAT** the Vendors and each of them shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchasers and each of them and the Purchasers' successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchasers or any of them or the Purchasers' successors or successors in title or interest by reason of any defect in the title of the Vendors or any of them to their respective properties rights title and interest hereby conveyed or by reason of any of the



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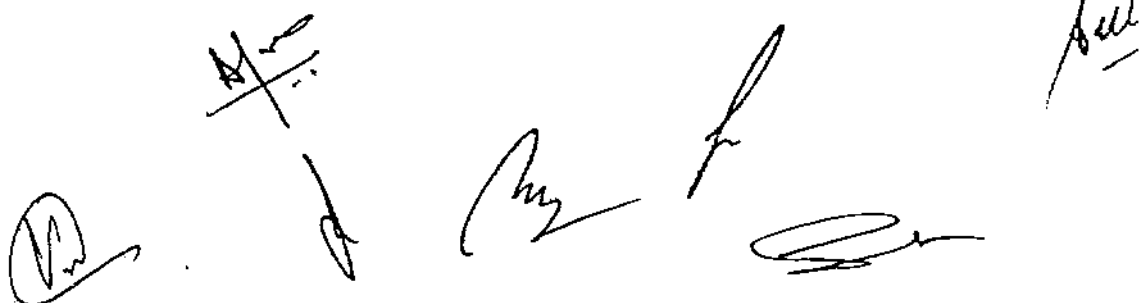
representations declarations and assurances made by the Vendors herein being found to be untrue, incorrect, false or misleading.

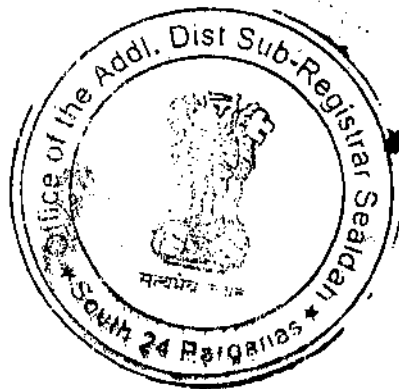
**III. AS AMONGST THE PURCHASERS**, it is agreed declared and recorded that each of the Purchaser No. No. 1 Tanishque Vinimay Pvt. Ltd. Purchaser No. 2 Samudra Vyapaar Pvt. Ltd. And Purchaser No. 3 SA Niket Pvt. Ltd. Purchaser No. 7, Mani Square Ltd., is purchasing undivided 1 (one) Chittack of land in the said Premises and the remaining Purchasers are purchasing the remaining land comprised in the said Premises in equal shares.

**THE SCHEDULE ABOVE REFERRED TO**  
**(said Premises)**

**ALL THAT** the piece and parcel of revenue free land containing an area of 7 (Seven) Cottahs 15 (Fifteen) Chittacks, be the same a little more or less, together with old structures and tiled sheds thereat or in a part thereof situate lying at and being the municipal premises No.161, Manicktala Main Road, Kolkata - 700054, Police Station Manicktala, ~~Additional District Sub-Registration Office at Sealdah~~, within the limits of Ward No.32 of the Kolkata Municipal Corporation, as shown or delineated on the map or plan annexed hereto duly bordered thereon in **RED** colour and butted and bounded as follows:

- on the **North** : Partly by a of premises Nos.162A & B Manicktala Main Road and partly by premises No.160 Manicktala Main Road;
- on the **East** : Partly by premises Nos.162A & B Manicktala Main Road and partly by premises No.163B Manicktala Main Road;
- on the **South** : Partly by a narrow strip of land forming part of premises No.33 Canal Circular Road and partly by premises No.163B Manicktala Main Road; and
- on the **West** : Partly by a narrow strip of land forming part of premises No.33 Canal Circular Road and partly by premises No.160, Manicktala Main Road, Kolkata;





**E. R. R. SEALDAN**  
- 9 MAR 2012  
Dist. South 24 Parganas



OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

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

**SIGNED SEALED AND DELIVERED**

by the abovenamed **FIRST VENDORS** namely (i) Kalamunj Real Estate Pvt. Ltd. through its Director Sri Shyam Sundar Patodia duly authorised by a Board of Directors Resolution dated 09.02.2012 and (ii) Kalamunj Niketan Pvt. Ltd. through its Director Sri Shyam Sundar Patodia duly authorised a Board of Directors resolution dated 11.02.2012 who have executed these presents at **Kolkata** in the presence of:

1) Rakesh Sureka  
s/o RAKESH SUREKA.  
Late Satge Narayan Sureka.  
565/1, S.K. Deb Rd.  
Kolkata - 700048.

2) Likhankar Chakrabarty  
Son of Late Jyotirmoy Chakrabarty  
DA, Hare Street, Kolkata - 700011.

**SIGNED SEALED AND DELIVERED**

by the abovenamed **SECOND VENDOR** namely Srijay Properties Pvt. Ltd. through its authorised Director Sri Vivek Newatia authorised at its Board of Directors Meeting held on 10.02.2012 who has executed these presents at **Kolkata** in the presence of:

Apin Karmakar  
s/o. Late R.C. Karmakar  
Vdp/1, Manicktala Main Rd.  
Kolkata - 700054

**KALAMUNJ REALESTATE PRIVATE LIMITED**

*Shyam Sundar Patodia*  
Authorised Signatory / Director

**KALAMUNJ NIKETAN PVT. LTD.**

*Shyam Sundar Patodia*  
Authorised Signatory / Director

**For SRIJAY PROPERTIES PRIVATE LIMITED**

*Vivek*

Director

RECORDED BY REGISTRAR  
- 9 MAR 2012 -  
M. B. R. SARKAR



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

Ajijun Karmakar  
S/o. Late R. C. Karmakar  
164/1, Naricktala Main Rd.  
Kolkata - 700054

For Mani Grilla Nilman Pvt. Ltd.  
Fresa Real Estate Pvt. Ltd.  
Elephantus Projects Pvt. Ltd.  
Fragum Real Estate Pvt. Ltd.  
Fragum Projects Pvt. Ltd.  
Bloombuilt Construction Pvt. Ltd.

*[Signature]* BA  
(Director/Authorised Signatory)

For Tanishque Vinmay Pvt. Ltd.  
Samudra Vyapar Pvt. Ltd.  
Sa Niket Pvt. Ltd.  
Elephantus Developers Pvt. Ltd.  
Fresa Builders Pvt. Ltd.  
Fresa Constructions Pvt. Ltd.  
Historia Builders Pvt. Ltd.  
Fresa Properties Pvt. Ltd.

*[Signature]* PT  
(Director/Authorised Signatory)

MANI SQUARE LIMITED  
*[Signature]* ST  
Director/Authorised Signatory

PARASMANI PROPERTIES PVT. LTD.  
*[Signature]* CT  
Director/Authorised Signatory

SHANSUD MARKETING PVT. LTD.  
*[Signature]* ST  
Director/Authorised Signatory

Drafted by me  
*[Signature]*  
AMLAN NATH  
(Advocate)  
(Advocate, High Court)  
43, Feeder Road  
Calcutta-700058



**E. B. R. SEALGAN**  
- 9 MAR 2012  
Dist. South 24 Parganas

**RECEIPT AND MEMO OF CONSIDERATION NO.1:**

**RECEIVED** of and from the within named Purchasers the within mentioned sum of **Rs.1,23,00,000/- (Rupees one crore twenty three lacs) only** being the consideration in full payable under these presents to the **First Vendors** as per Memo written hereinbelow:

**MEMO OF CONSIDERATION :****1. Kalamunj Niketan Pvt. Ltd.**

Sl. No.	Date of remittance	Payee Name	Payee Bank	UTR Code No.	Vendors Receiving Bank	Amount (Rs.)
1	09.02.2012	Mani Square Ltd.	Axis Bank, Kankurgachi Branch	Axisf12040089407	Union Bank of India, Dharamtalla Branch	48,428/-
2	09.02.2012	SA Niket Pvt. Ltd.	Axis Bank, Kankurgachi Branch	AXISF12040091715	Union Bank of India, Dharamtalla Branch	48,428/-
3	09.02.2012	Samudra Vyapaar Pvt. Ltd.	Axis Bank, Kankurgachi Branch	AXISF12040092062	Union Bank of India, Dharamtalla Branch	48,428/-
4	09.02.2012	Samudra Vyapaar Pvt. Ltd.	Axis Bank, Kankurgachi Branch	UTIBH12040089979	Union Bank of India, Dharamtalla Branch	4,58,175/-
5	09.02.2012	Samudra Vyapaar Pvt. Ltd.	Axis Bank, Kankurgachi Branch	UTIBH12040089705	Union Bank of India, Dharamtalla Branch	4,58,175/-





**A. D. R. SEALDAN**  
- 9 MAR 2012  
Dist. North 24 Parganas

6	09.02.2012	Samudra Vyapaar Pvt. Ltd.	Axis Bank, Kankurgachi Branch	UTIBH120 40090381	Union Bank of India, Dharamtalla Branch	4,58,176/-
7	09.02.2012	Tanisque Vinimay Pvt. Ltd.	Axis Bank, Kankurgachi Branch	AXISF120 40090169	Union Bank of India, Dharamtalla Branch	48,428/-
8	09.02.2012	Bloombuilt Construction Pvt. Ltd.	Axis Bank, Kankurgachi Branch	UTIBH120 40090582	Union Bank of India, Dharamtalla Branch	4,58,176/-
9	09.02.2012	Elephantus Developers Pvt. Ltd.	Axis Bank, Kankurgachi Branch	UTIBH120 40091957	Union Bank of India, Dharamtalla Branch	4,58,176/-
10	09.02.2012	Elephantus Projects Pvt. Ltd.	Axis Bank, Kankurgachi Branch	UTIBH120 40091452	Union Bank of India, Dharamtalla Branch	4,58,176/-
11	09.02.2012	Fragum Projects Pvt. Ltd.	Axis Bank, Kankurgachi Branch	UTIBH120 40090708	Union Bank of India, Dharamtalla Branch	4,58,176/-
12	09.02.2012	Fresa Builders Pvt. Ltd.	Axis Bank, Kankurgachi Branch	UTIBH120 40092231	Union Bank of India, Dharamtalla Branch	4,58,176/-
13	09.02.2012	Fresa Construction Pvt. Ltd.	Axis Bank, Kankurgachi Branch	UTIBH120 40091815	Union Bank of India, Dharamtalla Branch	4,58,176/-
14	09.02.2012	Fresa Properties Pvt. Ltd.	Axis Bank, Kankurgachi Branch	UTIBH120 40091187	Union Bank of India, Dharamtalla Branch	4,58,176/-
15	09.02.2012	Fresa Real Estate Pvt. Ltd.	Axis Bank, Kankurgachi Branch	UTIBH120 40091910	Union Bank of India,	4,58,176/-





**A. D. & R. SEALDAH**  
- 9 MAR 2012  
Dist. South 24 Parganas