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पश्चिम बंगाल WEST BENGAL

V/L M- 999/11

K 470546

8/8/2011

2011  
10/5/11

INR. IN. 55,44,564/-

Printed and the subject is admitted to registration. The Stamp Sheet and the endorsement stamp attached to the document are the part of the document.

Subhramoni De  
13/5/11

R.S. Day-1379

1380  
1383

THIS INDENTURE made this 10th day of May 2011  
 BETWEEN MRS. SUBHADRA DE, wife of Mr. Subhramoni De, residing at D-122,  
 Saptaparni, 58/3A, Ballygunge Circular Road, Kolkata - 700 019, having Income Tax  
 PAN No. ADOPD5698N, hereinafter referred to as the "VENDOR" (which expression

Deed No P- missing.

15556  
R. Singh & Co. Pvt. Ltd.  
NAME  
ADD/ADV  
RS.  
10 MAY 2011  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, West 2.

1. *Ally*  
(Ally Gupta)

2395  
Agri Dealcom Pvt. Ltd.  
Commutant Vincom Pvt. Ltd.  
Connect Dealcom Pvt. Ltd.  
Decagon Dealers Pvt. Ltd.  
Ekdanta Merchandise Pvt. Ltd.  
Flame Sales Pvt. Ltd.  
Focus Dealers Pvt. Ltd.  
Gladiolus Merchants Pvt. Ltd.  
Hornbill Tradecom Pvt. Ltd.  
Iconic Suppliers Pvt. Ltd.  
Iconic Suppliers Pvt. Ltd.  
Jackpot Tradelink Pvt. Ltd.  
Jaspal Sales Pvt. Ltd.  
Uniper Comtrade Pvt. Ltd.

*Ally*  
Authorized Signatory  
(Ally Gupta)

*Subhash Chandra*



*Ally*  
Additional Registrar  
of Companies-I, Kolkata  
10 MAY 2011

shall mean and include her successors-in-interest and/or assigns) of the FIRST PART;

- (1) AGNI DEALCOM PRIVATE LIMITED, (2) COMMITMENT VINCOM PRIVATE LIMITED, (3) CONNECT DEALCOM PRIVATE LIMITED, (4) DECAGON DEALERS PRIVATE LIMITED, (5) EKDANTA MERCHANDISE PRIVATE LIMITED, (6) FLAME SALES PRIVATE LIMITED, (7) FOCUS DEALERS PRIVATE LIMITED, (8) GLADIOLUS MERCHANTS PRIVATE LIMITED, (9) HORNBILL TRADECOM PRIVATE LIMITED, (10) ICONIC SUPPLIERS PRIVATE LIMITED, (11) INNOVATIVE COMMOSALES PRIVATE LIMITED, (12) JACKPOT TRADELINK PRIVATE LIMITED, (13) JALAPENO SALES PRIVATE LIMITED, (14) JUNIPER COMMOTRADE PRIVATE LIMITED, (15) KAMAKSHYA VINIMAY PRIVATE LIMITED, (16) KSHITIJ VINCOM PRIVATE LIMITED, (17) LEAGUE DISTRIBUTORS PRIVATE LIMITED, (18) LIMELIGHT MERCHANDISE PRIVATE LIMITED, (19) OMNI COMMODEAL PRIVATE LIMITED, (20) PASSION DEALERS PRIVATE LIMITED, (21) PENTAGON SUPPLIERS PRIVATE LIMITED, (22) QUEENBEE SALES PRIVATE LIMITED, (23) QUICK COMMOSALES PRIVATE LIMITED, (24) SUCCESS COMMOSALES PRIVATE LIMITED, (25) TWIN STAR DEALCOM PRIVATE LIMITED, (26) WINSOME COMMODEAL PRIVATE LIMITED, (27) YOUTH VINCOM PRIVATE LIMITED AND (28) ZEAL DEALCOM PRIVATE LIMITED, all being companies respectively

incorporated under the Companies Act, 1956, each having its respective registered office at 4, Fairlie Place, Room No. 102, 1<sup>st</sup> floor, Kolkata - 700 001, and their respective

Income Tax PAN Nos. being AAGCA7797K, AADCC8134B, AADCC8133G, AADCD2948L, AACCE2807N, AABCF4387M, AABCF4386L, AADCG6186B, AACCH3060L, AACCI1876K, AACCI2005G, AACCI2606E, AACCI2605H, AACCI2607F, AADCK8105E, AADCK8106H, AABCL6954G, AABCL6953B, AABCO2276L, AAFCP2662K, AAFCP2661L, AAACQ2080P, AAACQ2081N,



Kamalshya Vinimay Pvt. Ltd.  
 Kshitij Vincom Pvt. Ltd.  
 League Distributors Pvt. Ltd.  
 Longlight Merchandise Pvt. Ltd.  
 Commodial Pvt. Ltd.  
 Session Dealers Pvt. Ltd.  
 Montagen Suppliers Pvt. Ltd.  
 Queenbee Sales Pvt. Ltd.  
 Quick Commodities Pvt. Ltd.  
 Success Commodities Pvt. Ltd.  
 Twin Star Dealcom Pvt. Ltd.  
 Winsome Commodial Pvt. Ltd.  
 Youth Vincom Pvt. Ltd.  
 Zee Dealcom Pvt. Ltd.

*[Signature]*

Director/Authorised Signatory



2396C

*Subhadra De*



2397C

Prime Creative Construction Pvt. Ltd.

*[Signature]*



Additional Registrar  
 of Companies, Kolkata  
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*[Signature]*  
 Subhadra Chatterjee  
 Advocate  
 High Court, Calcutta

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AANCS6504P, AADCT3203G, AAACW9127B, AAACY4009Q and AAACZ3951G, each represented by its authorized signatory, MR. ALOK GUPTA, son of Late Abani Mohan Gupta, collectively hereinafter referred to as the "PURCHASERS" (which expression shall mean and include each of their respective successors-in-interest and/or assigns) of the **SECOND PART; PRIME CREATIVE CONSTRUCTION PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at Ajit Sen Bhavan, 2<sup>nd</sup> floor, 13, Crooked Lane, Kolkata - 700 069, and having Income Tax PAN No. AAECPS499F, represented by its director, MR. **SIDDHARTHA RAY**, son of Mr. Keshab Chandra Ray, residing at 101-J, Selimpur Road, Kolkata - 700 031, hereinafter referred to as the "**FIRST CONFIRMING PARTY**" (which expression shall mean and include its successors-in-interest and/or assigns) of the **THIRD PART AND MR. SIDDHARTHA RAY**, son of Mr. Keshab Chandra Ray, residing at 101-J, Selimpur Road, Kolkata - 700 031, hereinafter referred to as the "**SECOND CONFIRMING PARTY**" (which expression shall mean and include his successors-in-interest and/or assigns) of the **FOURTH PART:**

**WHEREAS:**

- 1(a)  
A. One Radhanath Poddar alias Radhanath De alias Radhanath De Poddar along with one Nirmal <sup>1(b)</sup>Chandra Poddar alias Nirmal Kumar Poddar alias Nirmal Kumar De alias Nirmal Chandra De Poddar, both sons of Nanda Lal Poddar, were jointly the full and absolute owners of, inter alia, All That the three contiguous land parcels being, (i) All That the piece and parcel of sali land admeasuring 17 decimals more or less, comprising the entirety of R. S. Dag No. 1379, now L. R. Dag No. 1623, R. S. Khatian No. 194, now comprised in L. R. Khatian Nos. 2200, 2278 and 949, J. L. No. 35, Touzi No. 120, Mouza Kodalia, Police Station Sonarpur, District 24 Parganas (South), hereinafter referred to as the "**First Plot**", and more specifically



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described in **PART-I** of the **SCHEDULE** hereunder written; and (ii) All That the piece and parcel of salj land admeasuring 54 decimals more or less, comprising the entirety of R. S. Dag No. 1380, now L. R. Dag No. 1624, R. S. Khatian No. 194, now comprised in L. R. Khatian Nos. 2200, 2278 and 949, J. L. No. 35, Touzi No. 120, Mouza Kodalia, Police Station Sonarpur, District 24 Parganas (South), hereinafter referred to as the "**Second Plot**", and more specifically described in **PART-II** of the **SCHEDULE** hereunder written; and (iii) All That the piece and parcel of salj land admeasuring 17 decimals more or less, comprising the entirety of R. S. Dag No. 1383, now L. R. Dag No. 1627, R. S. Khatian No. 194, now comprised in L. R. Khatian Nos. 2200, 2278 and 949, J. L. No. 35, Touzi No. 120, Mouza Kodalia, Police Station Sonarpur, District 24 Parganas (South), hereinafter referred to as the "**Third Plot**", and more specifically described in **PART-III** of the **SCHEDULE** hereunder written.

- B. Upon the intestate death of the said Radhanath Poddar, the undivided share and/or interest of the said Radhanath Poddar in each of the First Plot, the Second Plot and the Third Plot devolved upon his two sons, namely, <sup>2(a)</sup> Madan Mohan De and <sup>2(b)</sup> Shyam Sundar De, who thus jointly became the full and absolute owners thereof.
- C. Furthermore, upon the intestate death of the said Nirmal Chandra Poddar, the undivided share and/or interest of the said Nirmal Chandra Poddar in each of the First Plot, the Second Plot and the Third Plot devolved upon his wife <sup>2(c)</sup> Smt. Nehar Bala De alias Nehar Bala Dasi, who thus became the full and absolute owner thereof.
- D. By a Bengali deed dated 14<sup>th</sup> August, 1944 registered with the Baruiipur Sub-Registry Office in Book No. 1, Volume No. 48, Pages 214 to 217, Being No. 4224



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for the year 1944, the said Nehar Bala Dasi, inter alia, sold and transferred the entirety of her aforesaid undivided share and/or interest in each of the First Plot, the Second Plot and the Third Plot in favour of Smt. Ratanmala De alias Ratanmala Dasi, wife of Panchu Gopal De alias Panchkari De alias Panchkari De Poddar, and thus the said Ratanmala De became absolutely entitled to an undivided share and/or interest in each of the First Plot, the Second Plot and the Third Plot.

E. By a deed dated 10<sup>th</sup> June, 1947 registered with the Barasipur Sub-Registry Office in Book No. 1, Volume No. 35, Pages 22 to 25, Being No. 2800 for the year 1947, the said Madan Mohan De, for self and as guardian of his minor brother, Shyam Sundar De, sold and transferred the collective aforesaid undivided share and/or interest of the said Madan Mohan De and Shyam Sundar De in each of the First Plot, the Second Plot and the Third Plot in favour of Tapanendu Prakash Basu, son of Late Tara Prasanna Basu, and thus the said Tapanendu Prakash Basu became absolutely entitled to an undivided share and/or interest in each of the First Plot, the Second Plot and the Third Plot.

F. Thus, the said Ratanmala De and Tapanendu Prakash Basu jointly became the full and absolute owners of the entirety of each of the First Plot, the Second Plot and the Third Plot, each in their respective undivided shares each.

G. Subsequently, the said Ratanmala De (therein described as Ratanmala Dasi) filed a partition suit, being Title Suit No. 101 of 1956, before the Court of the 1<sup>st</sup> Subordinate Judge at Alipore, District 24 Parganas (Ratanmala Dasi -vs- Madan Mohan De & Ors.), praying for partition by metes and bounds after declaration of

R.S. Recondar  
owners.



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her right, title and interest in respect of each of the First Plot, the Second Plot and the Third Plot, amongst other lands.

H. By a preliminary decree dated 12<sup>th</sup> November, 1959, passed in the said partition suit, the Court appointed an Advocate Commissioner and in terms of the Commissioner's report dated 20<sup>th</sup> December, 1962, a final decree was passed in the said suit on 25<sup>th</sup> February, 1963.

I. Under the said final decree dated 25<sup>th</sup> February, 1963, passed in the said partition suit, being Title Suit No. 101 of 1956, the said <sup>4(a)</sup>Ratanmala De was, inter alia, allotted (i) the eastern portion of the First Plot admeasuring 8.5 decimals more or less; and (ii) the eastern portion of the Second Plot admeasuring 27 decimals more or less; and (iii) the entire Third Plot admeasuring 17 decimals more or less (collectively hereinafter referred to as "the Ratanmala Entitlement") and thus the said Ratanmala De became the full and absolute owner of each of such allotted land parcels comprising the Ratanmala Entitlement.

J. Furthermore, under the said final decree dated 25<sup>th</sup> February, 1963, passed in the said partition suit, being Title Suit No. 101 of 1956, the said <sup>4(b)</sup>Tapanendu Prakash Basu, was, inter alia, allotted (i) the western portion of the First Plot admeasuring 8.5 decimals more or less; and (ii) the western portion of the Second Plot admeasuring 27 decimals more or less (collectively hereinafter referred to as "the Tapanendu Entitlement") and thus the said Tapanendu Prakash Basu became the full and absolute owner of each of such allotted land parcels comprising the Tapanendu Entitlement.



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K. By a Bengali Bayanapatra dated 9<sup>th</sup> August, 1965, registered with the Alipore District Registry Office in Book No. I, Volume No. 102, Pages 270 to 275, Being No. 3916 for the year 1965, the said <sup>4(a)</sup>Ratanmala De agreed to sell and transfer in favour of <sup>5(a)</sup>Anil Chandra Ghosh, son of Late Jagadish Chandra Ghosh and <sup>5(b)</sup>Smt. Nilima Ghosh, wife of the said Anil Chandra Ghosh, inter alia, the entirety of each of the land parcels comprising the Ratanmala Entitlement.

L. By a Bengali Bayanapatra dated 3<sup>rd</sup> June, 1966, registered with the Alipore District Registry Office in Book No. I, Volume No. 79, Pages 10 to 26, Being No. 3080 for the year 1966, the said <sup>4(b)</sup>Tapanendu Prakash Basu agreed to sell and transfer in favour of the said <sup>5(a)</sup>Anil Chandra Ghosh, inter alia, the entirety of each of the land parcels comprising the Tapanendu Entitlement.

(M) In pursuance of the aforesaid Bayanapatra dated 3<sup>rd</sup> June, 1966, by a Bengali Deed dated 1<sup>st</sup> February, 1967, registered with the District Registrar, 24 Parganas, in Book No. I, Volume No. 20, Pages 201 to 208, Being No. 367 for the year 1967, the said <sup>4(b)</sup>Tapanendu Prakash Basu, in lieu of valuable consideration, inter alia, sold and transferred, the entirety of each of the land parcels comprising the Tapanendu Entitlement in favour of the said <sup>5(a)</sup>Anil Chandra Ghosh and the said <sup>5(b)</sup>Smt. Nilima Ghosh.

(N) Subsequently, by a Bengali Deed also dated 1<sup>st</sup> February, 1967, registered with the District Registrar, 24 Parganas, in Book No. I, Volume No. 20, Pages 209 to 217, Being No. 368 for the year 1967, the said <sup>4(a)</sup>Ratanmala De, in lieu of valuable consideration, inter alia, sold and transferred, the entirety of each of the land parcels comprising the Ratanmala Entitlement in favour of the said <sup>5(a)</sup>Anil Chandra Ghosh and the said <sup>5(b)</sup>Nilima Ghosh.



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O. Thus, the said Anil Chandra Ghosh and Smt. Nilima Ghosh jointly became the full and absolute owners of the entirety of each of the First Plot, the Second Plot and the Third Plot, each being free from all encumbrances.

P. The said Anil Chandra Ghosh died intestate on 8<sup>th</sup> December, 1979, leaving him surviving his wife, the said Smt. Nilima Ghosh and two daughters namely Smt. Subhadra De, wife of Subhromoni De (being the Vendor herein) and Smt. Sudatta Ghosh Dass, wife of Murari Mohan Dass, as his only legal heirs and heiresses, who thus collectively became entitled to the undivided 1/2 (one-half) share and/or interest of the said Anil Chandra Ghosh in the each of the First Plot, the Second Plot and the Third Plot.

Q. Thus, the said Nilima Ghosh, Subhadra De and Sudatta Ghosh Dass respectively became entitled to an undivided 2/3<sup>rd</sup> (two-third) share and/or interest, an undivided 1/6<sup>th</sup> (one-sixth) share and/or interest and an undivided 1/6<sup>th</sup> (one-sixth) share and/or interest, in each of the First Plot, the Second Plot and the Third Plot.

R. The said Sudatta Ghosh Dass died intestate on 2<sup>nd</sup> July, 1989, leaving her surviving her husband, namely, Murari Mohan Dass and one son, namely, Satrajit Ghosh Dass, as her only legal heirs, who thus jointly became entitled to the said undivided 1/6<sup>th</sup> (one-sixth) share and/or interest of the said Sudatta Ghosh Dass in each of the First Plot, the Second Plot and the Third Plot.

S. The said Nilima Ghosh died on 24<sup>th</sup> January, 1997, after publishing her last Will and Testament dated 19<sup>th</sup> September, 1989, registered with the Registrar of Assurances, Calcutta, in Book No. III, Volume No. 13, Pages 141 to 145, Being

*Same Will*



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No. 442 for the year 1989, whereunder she appointed the said Subhadra De as the sole executrix of her said Will and, inter alia, bequeathed all her immovable properties including her undivided share and/or interest in each of the First Plot, the Second Plot and the Third Plot in favour of the said Subhadra De.

- T. The said Subhadra De filed an application for grant of probate of the aforesaid last Will and Testament of the said Nilima Ghosh vide Probate Case No. 375 of 1997 before the District Delegate at Alipore, 24 Parganas (South), but the said probate application was objected to by the said Murari Mohan Dass and the said Satrajit Ghosh Dass, and thus the said probate application was converted to a contentious suit, numbered as O.S. No. 6 of 2000 before the 2<sup>nd</sup> Additional District Judge at Alipore.
- U. The said suit, being O. S. No. 6 of 2000, was subsequently settled and compromised amongst the parties thereto, namely, the said Subhadra De, Murari Mohan Dass and Satrajit Ghosh Dass, and in terms of such compromise, duly accepted by each of the parties before the Court, by an order dated 9<sup>th</sup> November, 2000, the said suit being O. S. No. 6 of 2000 was decreed and allowed on compromise, whereunder it was recorded that the said Subhadra De was to get probate of the said last will and testament of the said Nilima Ghosh and that probate be granted in favour of the said Subhadra De upon payment of the full court fees.
- V. The said Subhadra De subsequently complied with the aforesaid order dated 9<sup>th</sup> November, 2000, and in pursuance thereof, by an order dated 21<sup>st</sup> December, 2000, passed in the said suit being O. S. No. 6 of 2000, probate of the said last



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will and testament of the said Nilima Ghosh was granted in favour of the said Subhadra De.

- W. Subsequently, the said Subhadra De filed a partition suit before the 10<sup>th</sup> Court of Civil Judge (Senior Division) at Alipore, being Title Suit No. 73 of 2001 against the aforesaid heirs of Sudatta Ghosh Dass, namely the said Satrajit Ghosh Dass and Murari Mohan Dass and by an order dated 6<sup>th</sup> March, 2003, the said Title Suit No. 73 of 2001 was decreed in terms of a comprise petition filed therein by all the parties to the said suit, and in terms thereof the entirety of each of the First Plot, the Second Plot and the Third Plot vested absolutely and forever in favour of the said Subhadra De and on 16<sup>th</sup> March, 2004, a final decree in terms of the said terms of settlement was passed in the aforesaid suit.
- X. Thus, the said Subhadra De, being the Vendor herein, became the full and absolute owner of the entirety of each of the First Plot, the Second Plot and the Third Plot respectively described in PARTS - I, II and III of the SCHEDULE hereunder written, each free from all encumbrances, in vacant, peaceful and physical possession.
- Y. By an Agreement for Sale dated 16<sup>th</sup> March, 2008, the said Subhadra De, therein described as the Owner/Vendor, agreed to sell and transfer in favour of Prime Creative Construction Private Limited, being the First Confirming Party herein, therein described as the Purchaser, inter alia, All That the entirety of each of the First Plot, the Second Plot and the Third Plot and the Vendor duly received the entirety of the consideration payable by the First Confirming Party to the Vendor in lieu of each of the First Plot, the Second Plot and the Third Plot.



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Z. In pursuance of the said agreement for sale dated 16<sup>th</sup> March, 2008, by a power of attorney dated 17<sup>th</sup> March, 2008, registered with the Additional District Sub-Registrar, Sonarpur, South 24 Parganas, in Book No. IV, CD Volume No. I, Pages 1306 to 1313, Being No. 00306 for the year 2008, the Vendor herein, at the request of the First Confirming Party herein, granted several powers in respect of, inter alia, each of the First Plot, the Second Plot and the Third Plot, in favour of a nominee of the First Confirming Party, namely, Siddhartha Ray, being the Second Confirming Party herein.

AA. Each of the Vendor, the First Confirming Party and the Second Confirming Party represent, warrant and undertake as follows:

- i) that the Vendor became and is the full and absolute owner of the entirety of each of the First Plot, the Second Plot and the Third Plot in the manner recited herein, and the Vendor has a clear and marketable title to and the full right and absolute power and authority to deal with each of the First Plot, the Second Plot and the Third Plot; and
- ii) that the Vendor has at all times been in vacant, free, peaceful and physical possession of the entirety of each of the First Plot, the Second Plot and the Third Plot; and
- iii) that there is no embargo on the Vendor from dealing with the First Plot or the Second Plot or the Third Plot and/or transferring and/or alienating the same in any manner whatsoever; and
- iv) that the entirety of each of the First Plot, the Second Plot and the Third Plot is free from all encumbrances, liens, lispendens, charges, mortgages, trusts, wakfs, debutter, bargadars, tenants, occupiers, trespassers,



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encroachments, attachments, acquisitions, requisitions, alignment whatsoever or howsoever; and

- v) that save and except the Vendor, the First Confirming Party and the Second Confirming Party, no other party or person has any manner of right or title or interest or claim or demand over or in respect of either the First Plot or the Second Plot or the Third Plot and/or any parts or portions thereof; and
- vi) that neither the Vendor nor the First Confirming Party nor the Second Confirming Party have dealt with any part or portion of the First Plot or the Second Plot or the Third Plot in any manner whatsoever or howsoever nor created any third party right or title or interest therein; and
- vii) that no part or portion of the First Plot and/or the Second Plot and/or the Third Plot is nor ever was the subject of any acquisition by any government body and/or authority, statutory or otherwise, and further neither the Vendor nor her predecessors-in-interest/title nor the First Confirming Party nor the Second Confirming Party have received any notice of acquisition in respect of any part or portion of the First Plot or the Second Plot or the Third Plot; and
- viii) that each of the First Plot, the Second Plot and the Third Plot is free from any land charge and all outgoings in respect of each of the First Plot, the Second Plot and the Third Plot including the land revenues in respect thereof have been paid in full by the Vendor and the First Confirming Party till the date of these presents; and
- ix) that neither the title documents nor any other documents in respect of the First Plot or the Second Plot or the Third Plot or any part thereof have



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been deposited at any point of time with or in favour of any party or person with the intention of creating an equitable mortgage or as security for performance of any act or payment of any money or otherwise; and

- x) that each of the First Plot, the Second Plot and the Third Plot are respectively butted and bounded and there is no manner of boundary dispute in respect thereof; and
- xi) that no person or persons whatsoever have/had/has ever claimed any right of preemption over or in respect of the First Plot or the Second Plot or the Third Plot or any part thereof and there are no outstanding actions, claims or demands between the Vendor and any third party and/or between the First Confirming Party and any third party and/or between the Second Confirming Party and any third party; and
- xii) that neither the First Plot nor the Second Plot nor the Third Plot nor any part thereof was nor is subject to any attachment under the provisions of the Public Demand Recovery Act, 1913 or under the Income Tax Act, 1961 or under any statute for the time being in force; and
- xiii) that no right or easement appurtenant to or benefiting the First Plot or the Second Plot or the Third Plot is restricted in any way and such rights and easements are enjoyed freely without interruption and without restrictions as to hours of use or otherwise and no person or governmental authority has any right to terminate or curtail a right or easement appurtenant to or benefiting the First Plot or the Second Plot or the Third Plot; and
- xiv) that the Vendor does not hold any excess land under the provisions of any statute (central, state or local) and no part or portion of the First Plot or the



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Second Plot or the Third Plot has ever been vested or been the subject matter of any vesting proceedings; and

- xv) that there are no legal or other proceedings initiated or pending in respect of any part or portion of the First Plot or the Second Plot or the Third Plot nor is there any threat of any such proceedings and there are no unfulfilled or unsatisfied judgments, injunctions or attachments, court orders, debts, notices etc.; and
- xvi) that no means of access to the First Plot or the Second Plot or the Third Plot is shared with or subject to rights of determination or requires payment to any third party; and
- xvii) that no third party has ever claimed nor acquired any manner of right in the First Plot or the Second Plot or the Third Plot by way of adverse possession or otherwise; and
- xviii) that neither the First Plot nor the Second Plot nor the Third Plot is subject to any covenants, restrictions, stipulations, easements, licenses, grants, exceptions or reservations or other such rights (whether legal or equitable) the benefit of which is vested in third parties nor is there any agreement to create the same; and
- xix) that compliance is being made and has at all times been made with all applicable laws, statutes, by-laws, permits, obligations and requirements with respect to each of the First Plot, the Second Plot and the Third Plot, its ownership, occupation, possession and use; and
- xx) that there is no matter of which the Vendor or the First Confirming Party or the Second Confirming Party are or ought to be aware of, which may



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adversely or otherwise affect the value of the First Plot or the Second Plot or the Third Plot or its development, usage or enjoyment or cast any doubt on the rights, title and interest sold and transferred to the Purchasers under these presents; and

xxi) that there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, complaints, actions, governmental investigations, orders, judgments or decrees of any nature made or existing or pending or threatened or anticipated, either in respect of the First Plot or the Second Plot or the Third Plot or against the Vendor or against the First Confirming Party or against the Second Confirming Party; and

xxii) that each of the representations and warranties contained herein are true and correct and shall survive and remain subsisting at all times.

BB. Relying on each of the aforesaid representations of the Vender, the First Confirming Party and the Second Confirming Party, and believing the same to be true and correct and acting solely on the faith and basis thereof, the Purchasers herein agreed to purchase each of the First Plot, the Second Plot and the Third Plot in vacant free peaceful and physical possession, free from all encumbrances, liens, lispendens, charges, mortgages, trusts, wakfs, debutter, bargadars, tenants, occupiers, trespassers, encroachments, attachments, acquisitions, requisitions, alignment whatsoever or howsoever, in lieu of valuable consideration and on certain mutually agreed terms and conditions, as recorded herein.

CC. In pursuance of the aforesaid, the First Confirming Party nominated the Purchasers herein to the Vendor in its place and stead as the ultimate purchaser of



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each of the First Plot, the Second Plot and the Third Plot and each of the First Confirming Party and the Second Confirming Party hereby confirm that neither the First Confirming Party nor the Second Confirming Party have any manner of right or title or interest in any part or portion of the First Plot or the Second Plot or the Third Plot, and thus the parties are executing this deed.

**NOW THIS INDENTURE WITNESSETH** as follows:

- I. In pursuance of the aforesaid and in consideration of payment of all the amounts payable to the Vendor in lieu of sale of each of the First Plot, the Second Plot and the Third Plot (the receipt whereof the Vendor doth hereby admits and acknowledges and of and from the same and every part thereof absolutely and forever acquits, releases, discharges and exonerates the First Confirming Party and each of the Purchasers as well as each of the First Plot, the Second Plot and the Third Plot) and further in consideration of payment of a sum of Rs. 55,44,564/- (Rupees Fifty Five lacs Forty Four Thousand Five Hundred and Sixty Four only) by the Purchasers to the First Confirming Party, which sum includes reimbursement of all the amounts paid by the First Confirming Party to the Vendor (the receipt whereof the First Confirming Party doth hereby as also by the memo hereunder admits and acknowledges and of and from the same and every part thereof absolutely and forever acquits, releases, discharges and exonerates each of the Purchasers as well as each of the First Plot, the Second Plot and the Third Plot) the Vendor with the consent and concurrence of each of the First Confirming Party and the Second Confirming Party doth hereby grants, sells, transfers, conveys, assigns and assures to, unto and in favour of the Purchasers herein, **firstly**, All That the piece and parcel of sali land admeasuring 17 decimals more or less, comprising the entirety of R.S. Dag No. 1379, now L. R. Dag No.



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1623, R. S. Khatian No. 194, now L. R. Khatian Nos. 2200, 2278 and 949, J. L. No. 35, Touzi No. 120, Mouza Kodalia, Police Station Sonarpur, District 24 Parganas (South), within the limits of the Rajpur-Sonarpur Municipality, herein referred to as the "**First Plot**" and more specifically described in **PART-I** of the **SCHEDULE** hereunder written, and **secondly** All That the piece and parcel of sali land admeasuring 54 decimals more or less, comprising the entirety of R. S. Dag No. 1380, now L. R. Dag No. 1624, R. S. Khatian No. 194, now comprised in L. R. Khatian Nos. 2200, 2278 and 949, J. L. No. 35, Touzi No. 120, Mouza Kodalia, Police Station Sonarpur, District 24 Parganas (South), within the limits of the Rajpur-Sonarpur Municipality, herein referred to as the "**Second Plot**", and more specifically described in **PART-II** of the **SCHEDULE** hereunder written, and **thirdly** All That the piece and parcel of sali land admeasuring 17 decimals more or less, comprising the entirety of R. S. Dag No. 1383, now L. R. Dag No. 1627, R. S. Khatian No. 194, now comprised in L. R. Khatian Nos. 2200, 2278 and 949, J. L. No. 35, Touzi No. 120, Mouza Kodalia, Police Station Sonarpur, District 24 Parganas (South), within the limits of the Rajpur-Sonarpur Municipality, herein referred to as the "**Third Plot**", and more specifically described in **PART-III** of the **SCHEDULE** hereunder written, the First Plot, the Second Plot and the Third Plot collectively bordered **RED** on the plan attached hereto, each of the First Plot, the Second Plot and the Third Plot being free from all encumbrances, liens, lispendens, mortgages, charges, trusts, debutter, wakf, bargadars, tenants, occupiers, trespassers, encroachments, attachments, acquisitions, requisitions, alignment etc. whatsoever or howsoever, each in vacant, free, peaceful and physical possession **TOGETHER WITH** all the ways paths passages under-ways sewers drains trees shrubs water courses rights lights' liberties easements privileges advantages appendages and appurtenances whatsoever thereunto belonging or in anywise appertaining thereto or any part



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thereof or with the same or any part thereof or taken as part held used occupied enjoyed reputed deemed taken or taken as part or parcel thereof or appertaining thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together with furthermore all the estate, right, title, interest inheritance, use, possession, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon and in respect of each of the First Plot, the Second Plot and the Third Plot and every part thereof **AND** all the deeds, pattahs, muniments, writings and evidences of title which in any wise relate to each of the First Plot, the Second Plot and the Third Plot or any part thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, her executors, administrators or representatives or any person from whom the Vendor can or may procure the same without action or suit at law or in equity **TO HAVE AND TO HOLD OWN POSSESS AND ENJOY** each of the First Plot, the Second Plot and the Third Plot and each and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **TOGETHER WITH ALL** rights, members and appurtenances thereof unto and to the use of the Purchasers, their respective successors, executors, administrators, representatives and assigns absolutely and forever free from all encumbrances and liabilities **AND** in addition to and without prejudice to each of their respective undertakings, covenants, warranties and representations contained elsewhere, each of the Vendor, the First Confirming Party and the Second Confirming Party do hereby further covenant with and undertake and warrant to the Purchasers (1) that the Vendor is absolutely entitled to each of the First Plot, the Second Plot and the Third Plot free from all encumbrances, liens, lispendens, mortgages, charges, trusts, debuttur, wakf, bargadars, trespassers, tenants, occupiers, encroachments, attachments, acquisitions, requisitions, alignment etc. whatsoever or howsoever



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AND (2) that the interest which the Vendor doth hereby professes to transfer, sell and convey subsists and that notwithstanding any act, deed, matter or thing by the Vendor and/or the First Confirming Party and/or the Second Confirming Party at any time done or executed or knowingly suffered to the contrary, the Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure each of the First Plot, the Second Plot and the Third Plot hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents AND (3) that neither the Vendor nor the First Confirming Party nor the Second Confirming Party have at any time done or executed any acts, deeds, documents or writings or knowingly suffered or been party or privy to any act, deed, matter or thing, whereby the First Plot or the Second Plot or the Third Plot and/or any part thereof and all other rights, title hereby transferred, assigned and assured and/or intended so to be can or may be impeached, encumbered or affected in title AND (4) that the Purchasers shall and will and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy each of the First Plot, the Second Plot and the Third Plot and all other rights, title and benefits appurtenant thereto and receive and take the rents issues and profits thereof and every part thereof without any hindrance, eviction, interruption, disturbance, claim or demand whatsoever from of or by the Vendor and/or the First Confirming Party and/or the Second Confirming Party or any person or persons whomsoever AND (5) that free and clear and freely and clearly and absolutely acquitted exonerated released discharged or otherwise well and sufficiently saved defended kept harmless and indemnified against all estates charges mortgages liens lispendens debts attachments execution claims demands encumbrances and liabilities whatsoever made or suffered by the Vendor and/or the First Confirming Party and/or the





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Second Confirming Party and/or any person or persons lawfully or equitably claiming as aforesaid AND (6) that all rents rates land revenue taxes and other outgoings whatsoever payable in respect of each of the First Plot, the Second Plot and the Third Plot together with interest and penalty thereon, if any, have been paid cleared and satisfied in full by the Vendor/the First Confirming Party upto the date of these presents and each of the Vendor, the First Confirming Party and the Second Confirming Party undertake to keep each of the Purchasers fully safe, harmless and indemnified in respect thereof AND (7) that each of the Vendor, the First Confirming Party and the Second Confirming Party and all persons having or lawfully or equitably claiming any right title interest property claim or demand whatsoever in or upon each of the First Plot, the Second Plot and the Third Plot or any part thereof from through under or in trust for the Vendor and/or the First Confirming Party and/or the Second Confirming Party, shall and will from time to time and at all times hereafter at the request and cost of the Purchasers make do acknowledge and execute or cause to be made done acknowledged and executed all such acts deeds matters things and assurances whatsoever for further better and more perfectly and effectually assuring and transferring each of the First Plot, the Second Plot and the Third Plot and every part thereof unto and to the use of the Purchasers, as shall or may be reasonably required by the Purchasers AND (8) that each of the Vendor, the First Confirming Party and the Second Confirming Party hereby jointly and severally undertake to keep each of the Purchasers fully safe defended harmless and indemnified against all estates charges mortgages liens lispendens debts attachments execution claims demands encumbrances and liabilities whatsoever or howsoever in respect of each of the First Plot, the Second Plot and the Third Plot and/or any part thereof, it being understood and agreed that the invocation of the indemnity by the Purchasers as against any one of the aforesaid indemnifying parties herein shall not absolve the others from their



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liability, responsibility and undertaking to the Purchasers AND FURTHER each of the Vendor and the First Confirming Party do hereby and hereunder respectively nominate, constitute and appoint, the Purchasers herein, jointly and/or severally, for and on behalf of the Vendor and the First Confirming Party respectively, to do, execute and perform all such acts, deeds, matters, things and assurances whatsoever in respect of each of the First Plot, the Second Plot and the Third Plot, as the Purchasers may so determine at their sole and absolute discretion including but not limited to for further better and more perfectly and effectually assuring and transferring each of the First Plot, the Second Plot and the Third Plot and every part thereof unto and to the use of the Purchasers.

**THE SCHEDULE ABOVE REFERRED TO**

**PART-I**

("First Plot")

All That the piece and parcel of sali land admeasuring 17 decimals more or less (equivalent to 10 Cottahs 4 Chittacks and 25 sq.ft. more or less) comprising the entirety of R. S. Dag No. 1379, now L. R. Dag No. 1623, R. S. Khatian No. 194, now comprised in L. R. Khatian Nos. 2200, 2278 and 949, J. L. No. 35, Touzi No. 120, Mouza Kodalia, Police Station Sonarpur, District 24 Parganas (South), within the limits of the Rajpur-Sonarpur Municipality, and butted and bounded as follows:

ON THE NORTH:	By Keorapara Road, also known as K. P. Road;
ON THE EAST:	By R. S. Dag No. 1378;
ON THE WEST:	By R. S. Dag No. 1386; and
ON THE SOUTH:	By R. S. Dag No. 1380.

OR HOWSOEVER THE SAME MAY BE BUTTED BOUNDED KNOWN OR NUMBERED.



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**PART-II**

("Second Plot")

All That the piece and parcel of sali land admeasuring 54 decimals more or less (equivalent to 32 Cottahs 10 Chittacks and 32 sq.ft. more or less) comprising the entirety of R. S. Dag No. 1380, now L. R. Dag No. 1624, R. S. Khatian No. 194, now comprised in L. R. Khatian Nos. 2200, 2278 and 949, J. L. No. 35, Touzi No. 120, Mouza Kodalia, Police Station Sonarpur, District 24 Parganas (South), within the limits of the Rajpur-Sonarpur Municipality, and butted and bounded as follows:

ON THE NORTH:

By R. S. Dag No. 1379;

ON THE EAST:

Partly by R. S. Dag No. 1376, and partly by portion of R. S. Dag No. 1378;

ON THE WEST:

By R. S. Dag No. 1386; and

ON THE SOUTH:

Partly by R. S. Dag Nos. 1384, partly by R.S. Dag No. 1383, partly by R.S. Dag No. 1382, and partly by R.S. Dag No. 1385.

K-CH-5864  
 10-4-25  
 32-10-32  
 10-4-25  
 52-18-82  
 52-19-37  
 53-3-37

OR HOWSOEVER THE SAME MAY BE BUTTED BOUNDED KNOWN OR NUMBERED.

**PART-III**

("Third Plot")

All That the piece and parcel of sali land admeasuring 17 decimals more or less (equivalent to 10 Cottahs 4 Chittacks and 25 sq.ft. more or less) comprising the entirety of R. S. Dag No. 1383, now L. R. Dag No. 1627, R. S. Khatian No. 194, now comprised in L. R. Khatian Nos. 2200, 2278 and 949, J. L. No. 35, Touzi No. 120, Mouza Kodalia, Police Station Sonarpur, District 24 Parganas (South), within the limits of the Rajpur-Sonarpur Municipality, and butted and bounded as follows:

ON THE NORTH:

By R. S. Dag No. 1380;

ON THE EAST:

By R. S. Dag No. 1382;

ON THE WEST:

By R. S. Dag No. 1384; and



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ON THE SOUTH:

By R. S. Dag No. 1400.

OR HOWSOEVER THE SAME MAY BE BUTTED BOUNDED KNOWN OR  
NUMBERED.IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their  
respective hands and seals on the day month and year first above written.EXECUTED AND DELIVERED by the  
VENDOR at Kolkata in the presence of:

*Sanjendra Kumar De*  
43/15, Thill Road  
Kolkata-31

*Subhadra De*

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

1. *Dilip Roy*  
31, Shakespeare  
Sarani, Kolkata-17.

Agni Dealcom Pvt. Ltd.  
Commitment Vincom Pvt. Ltd.  
Connect Dealcom Pvt. Ltd.  
Decagon Dealers Pvt. Ltd.  
Ekdanta Merchandise Pvt. Ltd.  
Flame Sales Pvt. Ltd.  
Focus Dealers Pvt. Ltd.  
Gladolus Merchants Pvt. Ltd.  
Hornbill Tradecom Pvt. Ltd.  
Iconic Suppliers Pvt. Ltd.  
Innovative Comm sales Pvt. Ltd.  
Jackpot Tradelink Pvt. Ltd.  
Jalapeno Sales Pvt. Ltd.  
Juniper Commtrade Pvt. Ltd.

Kamakshya Vinimay Pvt. L.  
Kshiti Vincom Pvt. Ltd.  
League Distributors Pvt. Ltd.  
Lmelight Merchandise Pvt. Ltd.  
Omni Commoddeal Pvt. Ltd.  
Passion Dealers Pvt. Ltd.  
Pentagon Suppliers Pvt. Ltd.  
Queenbee Sales Pvt. Ltd.  
Quick Commesales Pvt. Ltd.  
Success Commesales Pvt. Ltd.  
Twin Star Dealcom Pvt. Ltd.  
Winsome Commoddeal Pvt.  
Youth Vincom Pvt. Ltd.  
Zal Dealcom Pvt. Ltd.

*[Signature]*  
Director/Authorised Signatory

*[Signature]*  
Director/Authorised Signatory

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

*Ashok Kumar Sharma*  
Ashok Kumar Sharma  
BCECECE LANE  
Kolkata-700009

Prime Creative Construction Pvt. Ltd.  
*[Signature]*  
Authorised Signatory

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

*Ashok Kumar Sharma*

*[Signature]*

Drafted by:

*Radhika Singh*

Radhika Singh  
Advocate  
High Court  
Calcutta



Additional Registrar  
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10 MAY 2011

### MEMO OF CONSIDERATION

Received by the withinnamed First Confirming Party from the withinnamed Purchasers a sum of Rs. 55,44,564/- (Rupees Fifty Five lacs Forty Four Thousand Five Hundred and Sixty Four only) being the entire consideration payable to the First Confirming Party in terms of these presents as follows:-

- i) By Cheque No. 867998, dated 04.09.2010, drawn on Union Bank of India, ~~Strand Road~~ *Agm Street* Branch, for

Rs. 28,00,000/-

- ii) By Pay Order No. 032486 dated 10.05.2011 drawn on Union Bank of India, *Agm Street* Branch for

Rs. 27,44,564/-

Rs. 55,44,564/-

(Rupees Fifty Five lacs Forty Four Thousand Five Hundred and Sixty Four only)

Prime Creative Construction Pvt. Ltd.  
*[Signature]*  
Authorized Signatory

Signature of the First Confirming Party






























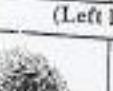


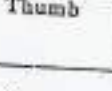







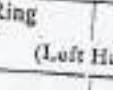
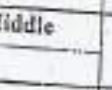
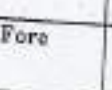
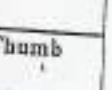





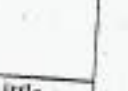

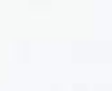
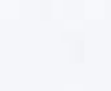
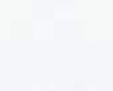
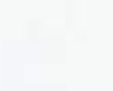
WITNESS: *ASHOK KUMAR SHARMA*





Additional Registrar  
of Assurances-1, Kolkata  
10 MAY 2011

# SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>H. S. Singh</i>						
(Left Hand)			Fore		Thumb		
							
(Right Hand)			Ring		Little		
		<i>S. S. Chhabra, Sr.</i>					
(Left Hand)			Fore		Thumb		
							
(Right Hand)			Ring		Little		
	<i>S. S. Chhabra, Sr.</i>						
(Left Hand)			Fore		Thumb		
							
(Right Hand)			Ring		Little		
							
(Left Hand)			Fore		Thumb		
							
(Right Hand)			Ring		Little		
							
(Left Hand)			Fore		Thumb		
							
(Right Hand)			Ring		Little		



Additional Registrar  
of Assurances-I, KOLKATA  
10 MAY 2011



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

**Endorsement For Deed Number : I - 04109 of 2011**  
**(Serial No. 03578 of 2011)**

**On**

**Payment of Fees:**

**On 10/05/2011**

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

Presented for registration at 22.10 hrs on :10/05/2011, at the Private residence by Alok Gupta,  
Claimant.

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

Execution is admitted on 10/05/2011 by

1. Subhadra De, wife of Subhromoni De, 58/3 A, Ballygunge Circular Road, Kolkata, Thana:-Ballygunge,  
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 , By Caste Hindu, By  
Profession : House wife
2. Siddhartha Ray  
Director., Prime Creative Construction Pvt. Ltd., 13, Crooked Lane, Kolkata, Thana:-Hare Street,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700069 ,  
By Profession : Business
3. Siddhartha Ray, son of Keshab Chandra Ray , 101- J, Selimpur Road, Kolkata, Thana:-Jadavpur,  
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700031 , By Caste Hindu, By  
Profession : Business



Additional Registrar  
of Assurances-I, Kolkata  
13 MAY 2011

( Ashok Bandyopadhyay )  
**ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA**  
EndorsementPage 1 of 4

13/05/2011 15:27:00







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

**Endorsement For Deed Number : I - 04109 of 2011**  
**(Serial No. 03578 of 2011)**

4. Alok Gupta.

Authorised Signatory, Agni Dealcom Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
 District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001.

Authorised Signatory, Commitment Vincom Pvt Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
 District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001.

Authorised Signatory, Connect Dealcom Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
 District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001.

Authorised Signatory, Decagon Dealers Pvt Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
 District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001.

Authorised Signatory, Ekdanta Merchandise Pvt Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
 District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001.

Authorised Signatory, Flame Sales Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
 District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001.

Authorised Signatory, Focus Dealers Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
 District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001.

Authorised Signatory, Gladiolus Merchants Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
 District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001.

Authorised Signatory, Hornbill Tradecom Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
 District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001.

Authorised Signatory, Iconic Suppliers Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
 District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001.

Authorised Signatory, Innovative CommoSales Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
 District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001.

Authorised Signatory, Jackpot Tradelink Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
 District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001.

Authorised Signatory, Jalapeno Sales Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
 District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001.

Authorised Signatory, Juniper Commotrade Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
 District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001.

Authorised Signatory, Kamakshya Vincom Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
 District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001.

Authorised Signatory, Kshitij Vincom Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
 District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001.



**Additional Registrar**  
**of Assurances-I, Kolkata**  
**(Sd/- Sandhyopadhyay)**

**ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA**  
**Endorsement Page 2 of 4**





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

**Endorsement For Deed Number : I - 04109 of 2011**  
**(Serial No. 03578 of 2011)**

Authorised Signatory, League Distributors Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

Authorised Signatory, Limelight Merchandise Pvt Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

Authorised Signatory, Omni Commodore Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

Authorised Signatory, Passion Dealers Pvt Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

Authorised Signatory, Pentagon Suppliers Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

Authorised Signatory, Queenbee Sales Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

Authorised Signatory, Quick Commodore Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

Authorised Signatory, Success Commodore Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

Authorised Signatory, Twin Star Dealcom Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

Authorised Signatory, Winsome Commodore Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

Authorised Signatory, Youth Vincom Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

Authorised Signatory, Zeal Dealcom Pvt Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .  
By Profession : Others

Identified By Subhendu Chatterjee., son of ., Highcourt, Calcutta, Kolkata, District:-Kolkata, WEST  
BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Advocate.

( Ashok Bandyopadhyay )

ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

**On 11/05/2011**

**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.-5544564/-

Additional Registrar  
of Assurances-I, Kolkata  
13 MAY 2011

( Ashok Bandyopadhyay )

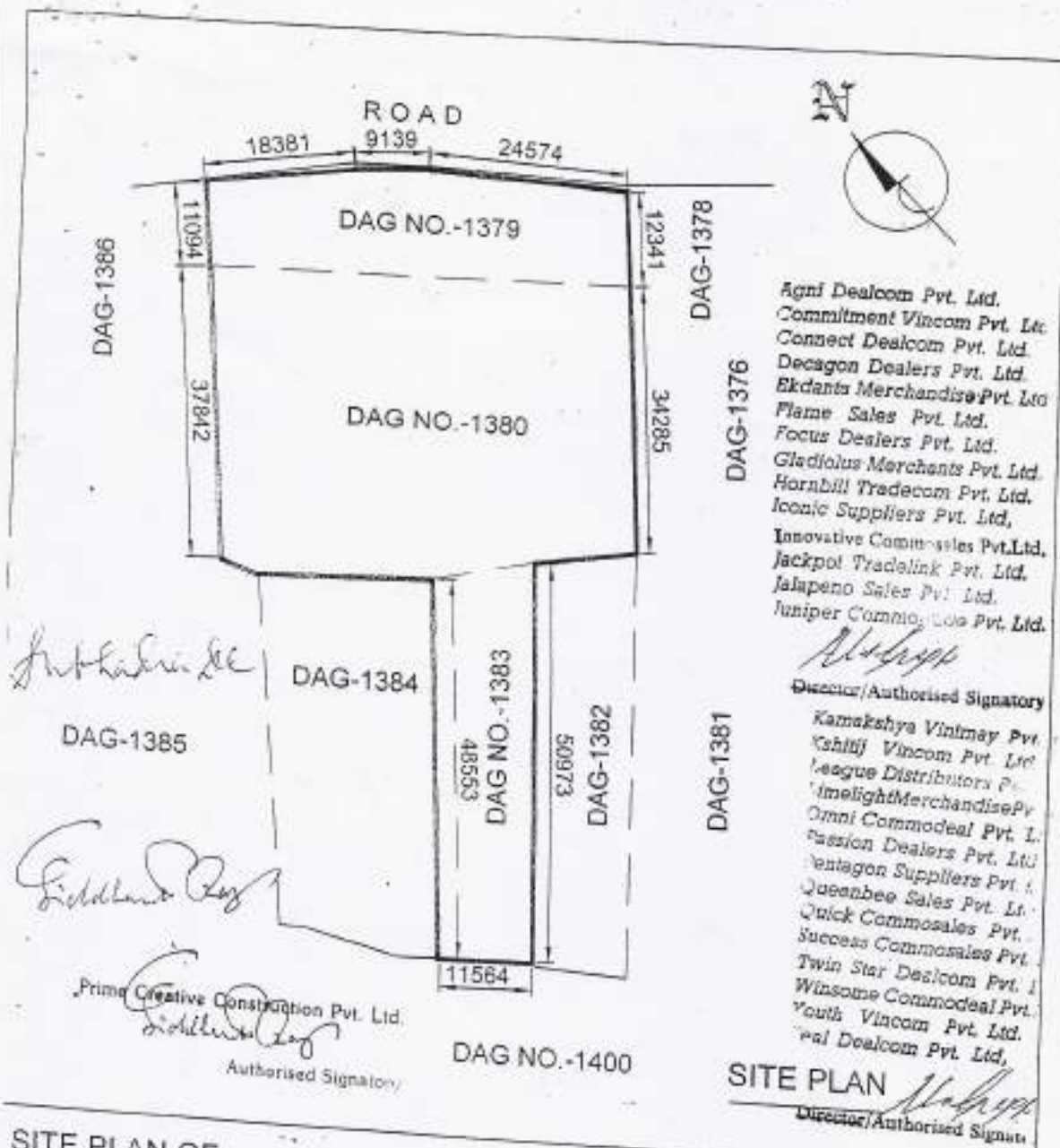
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

EndorsementPage 3 of 4

13/05/2011 15:27:00







SITE PLAN OF:

R.S. DAG NO. - 1379 (L.R. DAG NO.-1623)  
LAND AREA: 17 DECIMAL / 10 K. 4 CH. 25 SQ.FT.

R.S. DAG NO. - 1380 (L.R. DAG NO.-1624)  
LAND AREA: 54 DECIMAL / 32 K. 10 CH. 32 SQ.FT.

R.S. DAG NO. - 1383 (L.R. DAG NO.-1627)  
LAND AREA: 17 DECIMAL / 10 K. 4 CH. 25 SQ.FT.

UNDER RAJPUR-SONARPUR MUNICIPALITY  
MOUZA - KODALIA, DIST. - SOUTH 24 PARGANAS





Additional Registrar  
of Assurances-1, Kolkata  
10 MAY 2011



Dated this 10<sup>th</sup> day of May 2011

Between

Mrs. Subhadra De

... Vendor

And

Agni Dealcom Private Limited & Ors.

... Purchasers

And

Prime Creative Construction Private  
Limited

... First Confirming Party

And

Mr. Siddhartha Ray

... Second Confirming Party

**INDENTURE**

Radhika Singh & Co.,  
Advocates,  
"Nirco House",  
2<sup>nd</sup> floor,  
2, Hare Street,  
Kolkata - 700 001.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 10  
Page from 3057 to 3090  
being No 04109 for the year 2011.



(Ashok Bandyopadhyay) 19-May-2011  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A.-I KOLKATA  
West Bengal

*[Handwritten signature]*  
24/5/11

24/5/11