1478 I 1388

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

686137

B-3176/10
5000/-
10/2/10

BD = 13,35,170

Certified that the document is admitted to registration. The signature sheet and the endorsement sheets attached with this document are part of this document.

Deputy Sub-Registrar,
Howrah.

10 FEB 2010

SALE DEED

THIS SALE DEED IS MADE ON THIS THE 10th DAY OF FEBRUARY TWO THOUSAND AND TEN

BETWEEN

97868 08 FEB 2010

No..... Date.....

Sold to..... A. K. CHOWDHURY & CO. Advocate,

Address..... 10, Old Post Office Street,

Price 5000/- Room No. 51, 1st Floor,

Kolkata-700001

D. S. VENKATA
HIGH COURT, CAL.

Raj Beverland

RAJ CONCLAVE PVT. LTD.

Raj Beverland

Director

718

SHREE HANUMAN SEVA TRUST

Trustee

Balangarh Charity Trus.

Trustee

718

SHREE HANUMAN SEVA TRUST

Trustee

Balangarh Charity Trus.

Trustee

DIST SUB REGISTRAR HOWRAH

District Sub-Registra
Howrah

10 FEB 2010

SHREE HANUMAN SEVA TRUST, a Charitable, Religious and Relief Trust, created within the meaning of The Charitable and Religious Trusts Act, 1920 being represented by its Trustees: (PAN NO AABPS 5542 A)

1) Sri Kishorilal Jalan, son of Late Banshidhar Jalan,
2) Sri Tolaram Jalan, son of late Mohanlal Jalan,
3) Sri Bhagawati Prasad Bajoria, son of Late Nagarmull Bajoria,
4) Sri Arun Kumar Jalan, son of Late Deokinandan Jalan, and
5) Sri Devendra Bajoria, son of Late Nandlal Bajoria, having its Registered Office at 8, B.B.D Bag (East) P. S. Hare Street, Kolkata 700 001, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include the successor-in-interest and assigns) of the **FIRST PART.**

AND

RATANGARH CHARITY TRUST, a Charitable, Religious and Relief Trust, created on 5th August, 1946 within the meanings and provisions of The Charitable and Religious Trusts Act, 1920, being represented by its Trustees:

1) Sri Kishorilal Jalan, son of Late Banshidhar Jalan,
2) Sri Tolaram Jalan, son of Late Mohanlal Jalan,
3) Sri Bhagawati Prasad Bajoria, son of Late Nagarmull Bajoria, and
4) Sri Arun Kumar Jalan, son of Late Deokinandan Jalan, and

having its registered office at the premises no. 8, B.B.D Bag (East), Police Station Hare Street, Kolkata 700 001, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include the successor-in-interest and assigns) of the **SECOND PART.**

AND

RAJ CONCLAVE (P) LTD., a Company duly registered and incorporated under the meanings and provisions of the Companies Act, 1956 and having its registered office at 6, Rose Mary Lane, Howrah 711 101 (North), hereinafter called and referred to as "**THE PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and

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SHREE HANUMAN SEVA TRUST

Bhagwati Prasad Bang

Trustee

Balangarh Charity Trust

Bhagwati Prasad Bang

Trustee

719

SHREE HANUMAN SEVA TRUST

A. K Jalan

Trustee

Balangarh Charity Trust

A K Jalan

Trustee

720

SHREE HANUMAN SEVA TRUST

Trustee

District Sub-Registrar
Howrah

10 FEB 2010

Aman Kumar Khemka
Son of Late Gopiram Khemka
8/3 B.D. Bag (E)
Kol-1
P.S. Hare St.
Service

include its successors, successors-in-interest and assigns) of the **THIRD PART** duly represented by its Director namely, **SRI MANOJ BACHHAWAT**.

AND WHEREAS by a Deed of Conveyance dated 14th March, 1934 Mr. Shew Bhagwan Jalan, son of Banshidhar Jalan of 61, Harrison Road, Kolkata along with Mr. Chiranjilal Bajoria, son of Late Nagarmull Bajoria of 212, Cornwallis Street, Kolkata therein referred to as the Purchasers purchased a number of properties from M/S Howrah Docking Company Ltd and another amongst which there exist premises No. 134 and 135, Howrah Road, since named as Salkia School Road, P. S. Golabari, District Howrah, measuring 4 (four) Bighas 19 (nineteen) Cottahs, 15 (Fifteen) Square Feet as detailed in Part- III of the Schedule of the Instrument. The said Registered Sale Deed has been duly registered with the office of the Registrar of Assurance, Calcutta and recorded in Book no. 1, Volume no. 21, Pages 280 to 287, Being no. 875 for the year 1934.

AND WHEREAS while enjoying and exercising the right of ownership over the said premises no. 134 and 135, since amalgamated as 134 (P), Howrah Road, at present Salkia School Road, Police Station Golabari, District Howrah, a portion of the said premises measuring 9 (Nine) Cottahs, 9 (Nine) Chittacks and 10 (Ten) Square Feet was renumbered as the premises no. 134/1, Howrah Road, at present Salkia School Road, P. S. Golabari, District Howrah.

AND WHEREAS with the passage of time the aforesaid Shew Bhagwan Jalan, Chiranjilal Bajoria along with others as **SETTLORS** formed a Charitable, Religious and Relief Trust, within the meaning of Indian Trust Act, 1882, under the name and style **"SHREE HANUMAN SEVA TRUST"** and assigned the said Premises No. 134 (amalgamate plots of 134 & 135) Salkia School Road (formerly Howrah Road) P.S. Golabari, Dist. Howrah, measuring 4B-9K-7CH-5Sft. (as per H.M.C. Assessment record 4B-7K-6CH-35Sft.) along with other properties in favour of the **VENDOR** herein and that the said Registered instrument has been duly registered with the Office of the Registrar of Assurances, Calcutta and recorded in Book no. I, Volume no. 28, Pages 81 to 100, Being no. 439 for the year 1938.

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AND WHEREAS for the purpose of legal necessity and other bonafide reason of carrying out the objectives of the Trust Deed the Vendor of the First Part herein on 01/12/1986 filed Misc. Case No. 237 of 1986 before the Learned Court of the District judge at Alipore, Kolkata for permission to sale Premises Nos. 134 (P), 134/2, 134/3 and 134/4, Salkia School Road, P. S. Golabari, District Howrah, measuring 3B-17K-7Ch and the Learned Court vide Order dated 25/05/1988 was pleased to allow the said Misc. Case in favour of the Vendor herein Excluding the land 12K more or less acquired by Govt.

AND WHEREAS the Vendor of the **FIRST PART** herein after obtaining the said permission from the competent Court of law for assigning the aforesaid premises no. 134 (P), 134/2, 134/3 and 134/4, Salkia School Road, Police Station Golabari, District Howrah had duly entrusted the premises no. 134 (P), Salkia School Road, Police Station Golabari, District Howrah , measuring 47 (forty seven) Cottahs out of 77 (Seventy Seven) Cottahs, on Joint Venture basis, and kept pending the conclusion of the sale of the remaining sub holdings (134(P)/134/2 134/3 and 134/4,. Salkia School Road, Police Station Golabari, District Howrah.

AND WHEREAS for the purpose of proper administration of the Trust properties the Vendor herein by two separate Registered instruments dated 13th April, 1993 and 14th September, 1993 executed a document of "paper transaction" in favour of the Vendor of the **SECOND PART** conveying and/or transferring the 17 Cottahs without any actual /physical transfer within the meaning of the Transfer of Property Act, showing therein the consideration, not in parity with the Order of the Learned Court. The said Registered Instruments have both been duly registered with the Office of the Registrar of Assurances at Calcutta and recorded in Book no. 1, Deed nos. 16854 and 13167 respectively for the year 1993 at the Office of the Registrar of Assurances, Calcutta.

AND WHEREAS the Vendor of the First Part and the Second Part being the owners of the premises nos. 134(P), 134/2, 134/3 & 134/4, Salkia School Road, P. S. Golabari, District Howrah land measuring an area a little more or less 30 Cottahs and desire to dispose of the same in terms of the decision of the

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Trustees made by respective resolutions to the Party of the Third Part being the Purchaser herein agreed to purchase the same.

AND WHEREAS in the manner aforesaid the Vendor of the First and Second Part herein are the joint owners of **ALL THAT PIECE AND PARCEL** of Mourashi Mokrari Bastu land with structure standing thereon measuring 4 Cottahs (sold to Ratangarh Charity Trust) situate lying at in Mouza Golabari, R.S. Khatian nos. 135 and 136, District and Sub-Registry Office at Howrah being municipal premises no. 134/2, Salkia School Road, Howrah (formerly Howrah Road) P.S. Golabari, District Howrah and **ALL THAT PIECE AND PARCEL** of Mourashi Mokrari Bastu land with structure standing thereon measuring 4 Cottahs more or less (sold to Ratangarh Charity Trust) situate lying at in Mouza Golabari, R.S. Khatian nos. 135 & 136, District and Sub-Registry Office Howrah being Municipal Premises No. 134/3, Salkia School Road, Howrah (formerly Howrah Road) P. S. Golabari, District Howrah and **ALL THAT PIECE AND PARCEL** of Mourashi Mokrari Bastu land with structure standing thereon measuring 9 Cottahs more or less (sold to Ratangarh Charity Trust) situate lying at in Mouza Golabari, R.S. Khatian nos. 135 & 136, District and Sub-Registry Office Howrah being Municipal Premises No. 134/4, Salkia School Road, Howrah (formerly Howrah Road) P. S. Golabari, District Howrah and **ALL THAT PIECE AND PARCEL** of Mourashi Mokrari Bastu land with structure standing thereon measuring 13 Cottahs more or less retained by the vendor of the first part situate lying at in Mouza Golabari, R.S. Khatian nos. 135 & 136, District and Sub-Registry Office Howrah being Municipal Premises no. 134(P), Salkia School Road, Howrah (formerly Howrah Road) P. S. Golabari, District Howrah, hereinafter referred to the said land and is/are in the peaceful possession and/or occupation of the same and enjoying the absolute right, title and interest thereof free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever.

AND WHEREAS since then the Vendor of the first and second part herein has been in exclusive khas, physical possession and enjoyed the said property without any hindrance or interference by any body and paying Govt. rent for their aforesaid property and no portion of the said land in any manner whatsoever is

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under any "Bhagchas". Moreover, the Schedule Land never exceeds the maximum ceiling permitted under the Estate Acquisition Act.

AND WHEREAS there is no proceeding pending or even been initiated in connection the levy under Article 226 of the Constitution of India in the Hon'ble High Court at Calcutta.

AND WHEREAS the schedule lands are not affected in case of transfer of land by a member of the scheduled Tribes permission of the Revenue Officer (chapter 11A of the W.B. Land Reforms Act, 1955).

AND WHEREAS the Vendor of the first and second part has not received any notice of acquisition or requisition of the Property described in the schedule below. Moreover, no notice has been published against the Vendor by the Public Demand and Recovery Act.

AND WHEREAS the Owner/Vendor of the first and second part herein have agreed to sell and the Purchaser has agreed to purchase **ALL THAT PIECE OR PARCEL** of Mourashi Mokrari Bastu land measuring about an area a little more or less 4 Cottahs (sold to Ratangarh Charity Trust) situate lying at in Mouza Golabari, R.S. Khatian Nos. 135 & 136, District and Sub-Registry Office Howrah being Municipal Premises No. 134/2, Salkia School Road, Howrah (formerly Howrah Road) P.S. Golabari, District Howrah together with the structure/s standing and/or lying erected thereupon and **ALL THAT PIECE AND PARCEL** of Mourashi Mokrari Bastu land measuring about an area a little more or less 4 Cottahs (sold to Ratangarh Charity Trust) situate lying at in Mouza Golabari, R.S. Khatian nos. 135 & 136, District and Sub-Registry Office Howrah being Municipal Premises No. 134/3, Salkia School Road, Howrah (formerly Howrah Road) P. S. Golabari, District Howrah together with the structure/s standing and/or lying erected thereupon and **ALL THAT PIECE AND PARCEL** of Mourashi Mokrari Bastu land measuring about an area a little more or less 9 Cottahs (sold to Ratangarh Charity Trust) situate lying at in Mouza Golabari, R.S. Khatian Nos. 135 & 136, District and Sub-Registry Office Howrah being Municipal Premises No. 134/4, Salkia School Road, Howrah (formerly Howrah Road) P. S. Golabari,

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District Howrah and **ALL THAT PIECE AND PARCEL** of Mourashi Mokrari Bastu land measuring about an area a little more or less 13 Cottahs retained by the Vendor of the first part situate lying at in Mouza Golabari, R.S. Khatian Nos. 135 & 136, District and Sub-Registry Office Howrah being Municipal Premises No. 134 (P), Salkia School Road, Howrah (formerly Howrah Road) P. S. Golabari, District Howrah together with the structure/s standing and/or lying erected thereupon being the **SCHEDULE (PARTS-I, II, III AND IV respectively)** property hereunder written at or for a total consideration of Rs.1,50,00,000/- (Rupees One Crore and Fifty Lac) only, the **SCHEDULE** property is free from all encumbrances, attachments, liens and lispendens whatsoever on the terms and conditions mentioned hereinafter.

AND WHEREAS the vendor of the first and second part declare and undertake that the above land has been sold to the purchaser at are out of free will in terms of decisions of the Trustees made by a Resolutions as per the Provisions of the Trust Deed and the vendors are not under any pressure or compulsion from any person and/or persons whomsoever.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Rs.1,50,00,000/-(Rupees One Crore and Fifty Lac) only paid by the Purchaser herein to the Owner/Vendor of the first and second part herein at or before the execution these presents, the receipt whereof the Owner/Vendor of the first and second part herein and doth hereby admit and acknowledge by the instant paragraph and also by a memorandum of consideration hereunder written and/or given and of and from the same and every part thereof acquit, release, exonerate discharge the Purchaser, its successors, successors-in-interest and assigns the said properties do hereby grant, transfer, convey, assign and assure forever to the Purchaser, its successors, successors-in-interest and assigns free from all encumbrances, charges, liens, lispendenses, demands, claims, attachments, hindrances, debts and adverse claims whatsoever **ALL THAT** the **SCHEDULED properties OR HOWSOEVER OTHERWISE** the said properties and lands and any part thereof now are or is or at any time heretofore were situated butted bounded called, known, numbered, described or distinguished. **All THAT** the said property including liberties, privileges, with all using right and all rights of ingress and egress including all easement rights, title, interest, possession of the

District Sub-Registra
Howrah

10 FEB 2010

Vendor of the first and second part into and/or upon the **SCHEDULE** property hereunder written and/or given **AND ALL** the reversion or reversions, remainder or remainders, issues and profits there-from hereby granted or expressed or intended so to be unto and to the use of the Purchaser, its successors, successors-in-interest and assigns absolutely forever. **TO HAVE AND TO HOLD** the said properties and every part thereof hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, attachments, liens, lispendens, debts, attachments, hindrances and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owner/Vendor of the first and second part or his ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary the Owner/Vendor of the first and second part is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted and conveyed or intended so to be unto and to the Purchaser absolutely and for ever free from all encumbrances charges attachments liens lispendens and adverse claim. **AND THAT NOTWITHSTANDING** any such act, deed, matter or thing whatsoever aforesaid the Owner/Vendor of the first and second part has good right, full power and absolute authority and indefeasible right, title and interest and well and sufficiently entitled to grant, transfer, convey, assign and assure the said properties hereby granted and expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser, its successors, successors-in-interest and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said properties in the manner aforesaid without any lawful eviction, interruption, claim or demand from and by the Owner/Vendor of the first and second part or any person or persons lawfully and equitably claim under or in trust for the Owner/Vendor of the first and second part or his ancestors a predecessors-in-title and also free from all encumbrances, charges, attachments, liens, lispendens, adverse claims, debts and hindrances whatsoever made or suffered by the Owner/Vendor of the first and second party, his ancestors or predecessors-in-title AND FURTHER the Owner/Vendor of the first and second part covenant with the Purchaser, its successors, successors-in-interest and assigns that the said properties or any part thereof have not been affected by any attachment, notice or declaration or notices for acquisition or

District Sub-Registra
Howrah

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requisitions or any scheme of the Government of India or the Government of West Bengal or any Metropolitan Development Authority or any Improvement Trust AND the Owner/Vendor of the first and second part and all persons under them shall and will from time and at all times hereafter at the request and costs of the Purchaser, its successors, successors-in-interest and assigns do and execute or cause to be done and executed such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said properties unto and to the use of the Purchaser, its successors, successors-in-interest and assigns at all reasonable times upon prior notice and at the costs of the Purchaser and persons claiming under them and the Owner/Vendor of the first and second part shall take all reasonable steps and execute and register all relevant documents relating to the said properties hereby conveyed **AND FURTHER** the Vendor inconsideration of the Purchaser having purchased the said property on the assurance and guarantee of the Vendor as to protection and indemnity against any possible claim by any persons if he is discovered to be still alive or became the Owner of the first and second part of the schedule property, the Vendor of the first and second part do hereby and hereunder agree to indemnify and at all times keep indemnified the Purchaser and its successors-in-interest, executor, administrators and representatives and also estate against all such possible claims or demands made or any actions and proceedings, if any commenced by any persons claiming through or under them in respect of the said schedule property and also against all costs, charges and expenses for defending any such claim, action or proceedings.

AND THE VENDOR OF THE FIRST AND SECOND PART DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

1. That the Vendor of the first and second part have good right, full power and absolute authority to convey the said properties unto and to the use and benefit of the Purchaser/s herein in the manner aforesaid.

2. That the Purchaser for all times hereafter peacefully and quietly enter upon or occupy or hold or possess and enjoy the said properties for their own use and benefits.

3. That the Purchaser shall hold the said properties free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged by the Vendor herein.

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Howrah

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4. That Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances for the better and more perfectly and absolutely granting the said properties and every part thereof hereby conveyed unto and to the use and benefit of the Purchaser in the manner aforesaid as by the Purchaser shall be reasonably required.

5. The Vendor do hereby certify that the said properties, under **SCHEDULE** is not a Government land and nor vested, requisitioned and acquired by any authority whomsoever and independent of Land Ceiling and not belonging to any Trust, and not a Temple, Mosque or Church properties and in all manner absolutely free from all encumbrances.

THE SCHEDULE OF THE PROPERTIES ABOVE REFERRED TO

(PART- I)

ALL THAT PIECE AND PARCEL of Mourashi Mokrari Bastu land measuring about an area a little more or less 4 Cottahs (sold to Ratangarh Charity Trust) situate lying at in Mouza Golabari, R.S. Khatian nos. 135 and 136, District and Sub-Registry Office Howrah being Municipal Premises No. 134/2, Salkia School Road, Howrah (formerly Howrah Road) P. S. Golabari, District Howrah and butted and bounded as follows:

ON THE NORTH	:	134/2, Salkia School Road,
ON THE SOUTH	:	134/4, Salkia School Road,
ON THE EAST	:	Salkia School Road, Howrah and Boundary wall,
ON THE WEST	:	Municipal Drain.

(PART- II)

ALL THAT PIECE AND PARCEL of Mourashi Mokrari Bastu land measuring about an area a little more or less 4 Cottahs (sold to Ratangarh Charity Trust) situate lying at in Mouza Golabari, R.S. Khatian Nos. 135 & 136, District and Sub-Registry Office Howrah being Municipal Premises No. 134/3, Salkia School

District Sub Registrar
Howrah

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Road, Howrah (formerly Howrah Road) P. S. Golabari, District Howrah and butted and bounded as follows:

ON THE NORTH	:	Premises no. 134/2, Salkia School Road
ON THE SOUTH	:	134/4, Salkia School Road,
ON THE EAST	:	Salkia School Road, Howrah and Boundary Wall
ON THE WEST	:	Municipal Drain.

(PART- III)

ALL THAT PIECE AND PARCEL of Mourashi Mokrari Bastu land measuring about an area a little more or less 9 Cottahs (sold to Ratangarh Charity Trust) situate lying at in Mouza Golabari, R.S. Khatian Nos. 135 & 136, District and Sub-Registry Office Howrah being Municipal Premises No. 134/4, Salkia School Road, Howrah (formerly Howrah Road), P. S. Golabari, District Howrah and butted and bounded as follows:-

ON THE NORTH	:	Private passage of the premises no. 134/2 & 134/3, Salkia School Road
ON THE SOUTH	:	135, Salkia School Road,
ON THE EAST	:	Salkia School Road, Howrah
ON THE WEST	:	Municipal Drain.

(PART- IV)

ALL THAT PIECE AND PARCEL of Mourashi Mokrari Bastu land measuring about an area a little more or less 13 Cottahs retained by the vendor of the FIRST PART namely SREE HANUMAN SEVA TRUST situate lying at in Mouza Golabari, R.S. Khatian Nos. 135 & 136, District and Sub-Registry Office Howrah being Municipal Premises No. 134(P), Salkia School Road, Howrah (formerly Howrah Road) P. S. Golabari, District Howrah.

[The aforesaid land of Part-I, Part-II, Part-III & Part-IV of the above schedules are consisting under R.S. Dag Nos. 213(P), 214, 215, 216 and 217, R.S. Khatian Nos. 135 & 136 as undivided portion of the above lands and 8000 Square Feet Tile Sheds in scattered manner all over the said land properties over 100 years old dilapidated condition].

District Sub-Registra
Howrah

10 FEB 2010

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

SHREE HANUMAN SEVA TRUST
Trustee

SHREE HANUMAN SEVA TRUST
Trustee

SHREE HANUMAN SEVA TRUST
Trustee

SHREE HANUMAN SEVA TRUST
Trustee

SHREE HANUMAN SEVA TRUST
Trustee

SIGNED, SEALED AND DELIVERED
by the Vendor of the First Party
in the presence of
WITNESSES:

1. Arun Kumar Khemka
8, B.B.D. Bag (E)
Kol-1

2. Om Prakash Sm
14/1 & 14/7 Mercantile
Lane How-I

SIGNATURE OF THE VENDOR OF THE FIRST PART

Balangarh Charity Trus.
Trustee

Balangarh Charity Trus.
Trustee

Balangarh Charity Trus.
Trustee

Balangarh Charity Trus.
Trustee

SIGNED, SEALED AND DELIVERED
by the Vendor of the Second Party
in the presence of
WITNESSES:

1. Arun Kumar Khemka
8, B.B.D. Bag (E)
Kol-1

2. Om Prakash Sm.
14/1 & 14/7 Mercantile Lane
How-6.

SIGNATURE OF THE VENDOR OF THE SECOND PART

SIGNED, SEALED AND DELIVERED
by the Purchaser in the presence of
WITNESSES:

1. Arun Kumar Khemka
8, B.B.D. Bag (E)
Kol-1

2. Om Prakash Sm.
14/1 & 14/7 Mercantile Lane
How-I

RAJ CONCLAVE PVT. LTD.
Mg. Director

Director

PAN NO: AADCR7922A.

SIGNATURE OF THE PURCHASER

Drafted by me

Chakraborty
Advocate

High Court, Calcutta.

District Sub-Registrar
Howrah

10 FEB 2010

RECEIPT

RECEIVED a sum of Rs.1,50,00,000/-(Rupees One Crore and Fifty Lac) only being the full and final consideration hereof from the within-named Purchaser/s on the date, month and year first above written in the manner as per the memorandum hereunder:

MEMORANDUM OF CONSIDERATION

Date	Cheque	Bank	Infavour Of	Amount (Rs.)
12.08.2009	781507	Corporation Bank	**SHREE HANUMAN SEVA TRUST**	20,00,000.00
12.08.2009	781508	Corporation Bank	**RATANGARH CHARITY TRUST**	30,00,000.00
09.02.2010	782686	Corporation Bank	**SHREE HANUMAN SEVA TRUST**	45,00,000.00
09.02.2010	782689	Corporation Bank	**RATANGARH CHARITY TRUST**	55,00,000.00
			Total **Rs.**	1,50,00,000.00

(Rupees One Crore and Fifty Lac) only

WITNESSES:

1. Ashok Kumar Khanka
S/B.B.D.Bagh (E)
Kol-1

2. Om Prakash Jain
14/1, F14/7 Mecheda Lane
Kol-1

SHREE HANUMAN SEVA TRUST
Trustee

SHREE HANUMAN SEVA TRUST
Trustee

SHREE HANUMAN SEVA TRUST
Trustee

SHREE HANUMAN SEVA TRUST
Trustee

SHREE HANUMAN SEVA TRUST
Trustee

Ratangarh Charity Trus.
Trustee

Ratangarh Charity Trus.
Trustee

Ratangarh Charity Trus.
Trustee

Ratangarh Charity Trus.
Trustee

SIGNATURE OF THE VENDORS

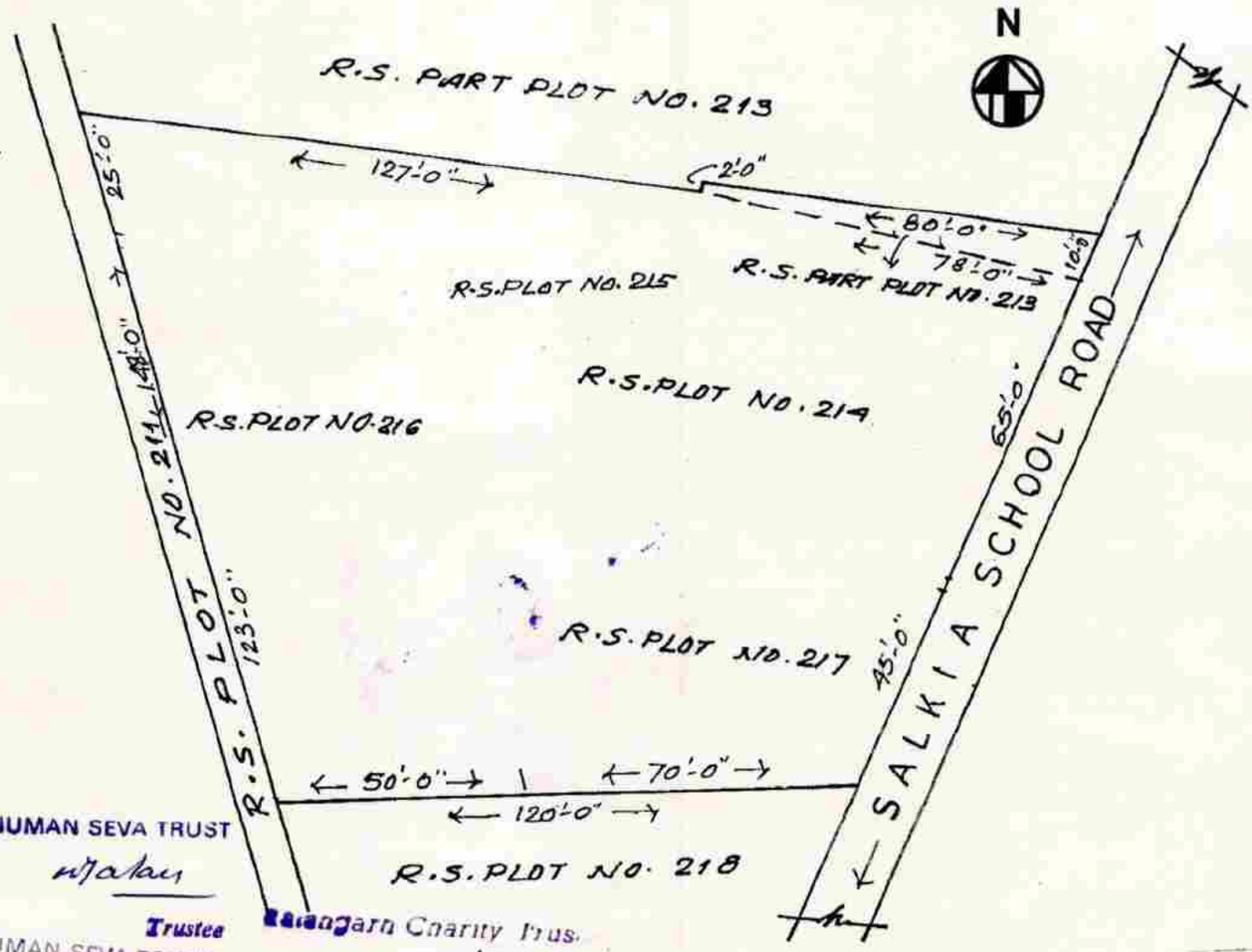
District Sub-Registra
Howrah

10 FEB 2010

SITE PLAN OF MOUZA - GOLABARI, P.S. - GOLABARI, SHEET NO. - 31, J.L. NO. - 1, DIST. - HOWRAH, MUNICIPAL WARD NO. - 12, HOLDING NO. - 134 (PART), 134/2, 134/3 , 134/4, SALKIA SCHOOL ROAD, R.S. PLOT NOS. - 214, 215, 216, 217 & 213 (PART), R.S. KHATIAN NOS. - 136, 135.

TOTAL AREA OF LAND :- 30 K.- 0 CH. - 0 SFT. (MORE OR LESS)

SCALE : 30'-0" = 1" INCH



SHREE HANUMAN SEVA TRUST
Trustee
Ratangarh Charity Trust
Trustee
SHREE HANUMAN SEVA TRUST
Trustee
Ratangarh Charity Trust
Trustee
SHREE HANUMAN SEVA TRUST
Trustee
Ratangarh Charity Trust
Trustee
SHREE HANUMAN SEVA TRUST
Trustee
Ratangarh Charity Trust
Trustee
SHREE HANUMAN SEVA TRUST
Trustee
Ratangarh Charity Trust
Trustee

RAJ CONCLAVE PVT. LTD.
Director

HANUMAN SEVA TRUST &
RATAN GHRH CHARITY TRUST
SIG. OF VENDOR

RAJ CONCLAVE PVT. LTD.
SIG. OF PURCHASER

Traced By:
S. Manna
3, Mangoe lane
Kolkata - 1

District Sub-Registra
Howrah

10 FEB 2010

FORM FOR TEN FINGER IMPRESSION

Page No. _____

Sl. No.	Picture & Signature of Executants	Little	Ring	Middle (Right Hand	Fore	Thumb
	Sri K. L. Jalan 					
		Little	Ring	Middle (Left Hand	Fore	Thumb
	Signature of	Little	Ring	Middle (Right Hand	Fore	Thumb
	Sri [illegible] Jalan 					
		Little	Ring	Middle Left Head	Fore	Thumb
	Signature of	Little	Ring	Middle Right Hand	Fore	Thumb
	Sri B. P. Bajoria 					
		Little	Ring	Middle Left Hand	Fore	Thumb

District Sub Registrar
Howrah

10 FEB 2010

FORM FOR TEN FINGER IMPRESSION

Page No. _____

Sl. No.	Picture & Signature of Executants	Little	Ring	Middle (Right Hand	Fore	Thumb
	Sri Arun Jain					
		Little	Ring	Middle (Left Hand	Fore	Thumb
	Signature of	Little	Ring	Middle (Right Hand	Fore	Thumb
	Sri D. Bajoria					
		Little	Ring	Middle Left Hand	Fore	Thumb
	Signature of	Little	Ring	Middle Right Hand	Fore	Thumb
		Little	Ring	Middle Left Hand	Fore	Thumb

District Sub-Registrar
Howrah

10 FEB 2010

15 SEP 2012

Government Of West Bengal

Office Of the D.S.R.HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 01388 of 2010

(Serial No. 01478 of 2010)

On 10/02/2010

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 210595/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 10/02/2010

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-19145148/-

Certified that the required stamp duty of this document is Rs.- 1340170 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 350030/- is paid, by the draft number 35521, Draft Date 01/02/2010, Bank Name STATE BANK OF INDIA, Calcutta, received on 10/02/2010
2. Rs. 350030/- is paid, by the draft number 034520, Draft Date 01/02/2010, Bank Name STATE BANK OF INDIA, Calcutta, received on 10/02/2010
3. Rs. 350030/- is paid, by the draft number 34519, Draft Date 01/02/2010, Bank Name STATE BANK OF INDIA, Calcutta, received on 10/02/2010
4. Rs. 285130/- is paid, by the draft number 035639, Draft Date 01/02/2010, Bank Name STATE BANK OF INDIA, Calcutta, received on 10/02/2010

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

Presented for registration at 18.20 hrs on :10/02/2010, at the Private residence by Sri Manoj Bachhawat ,Claimant.

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

Execution is admitted on 10/02/2010 by

1. Sri Kishorilal Jalan, Trustee, Shree Hanuman Seva Trust8, B. B. D. Bag, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :-. Pin :-700001 ., By Profession : Others
2. Sri Kishorilal Jalan, Trustee, Ratangarh Charity Trust8, B. B. D. Bag, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :-. Pin :-700001 ., By Profession : Others
3. Sri Tolaram Jalan, Trustee, Shree Hanuman Seva Trust8, B. B. D. Bag, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :-. Pin :-700001 ., By Profession : Others

(Santi Kumar RoyChowdhury)
DISTRICT SUB-REGISTRAR OF HOWRAH

District Sub Registra
Howrah

10 FEB 2010

Government Of West Bengal
Office Of the D.S.R.HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 01388 of 2010

(Serial No. 01478 of 2010)

4. Sri Tolaram Jalan, Trustee, Ratangarh Charity Trust8, B. B. D. Bag, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :-. Pin :-700001 ., By Profession : Others
5. Sri Bhagawati Prasad Bajoria, Trustee, Shree Hanuman Seva Trust8, B. B. D. Bag, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :-. Pin :-700001 ., By Profession : Others
6. Sri Bhagawati Prasad Bajoria, Trustee, Ratangarh Charity Trust8, B. B. D. Bag, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :-. Pin :-700001 ., By Profession : Others
7. Sri Arun Kumar Jalan, Trustee, Shree Hanuman Seva Trust8, B. B. D. Bag, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :-. Pin :-700001 ., By Profession : Others
8. Sri Arun Kumar Jalan, Trustee, Ratangarh Charity Trust8, B. B. D. Bag, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :-. Pin :-700001 ., By Profession : Others
9. Sri Devendra Bajoria, Trustee, Shree Hanuman Seva Trust8, B. B. D. Bag, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :-. ., By Profession : Others
10. Sri Manoj Bachhawat, Director, Raj Conclave (P) Ltd.6, Rose Merry Lane, Howrah, District:-Howrah, WEST BENGAL, India, P.O. :-. Pin :-700001 ., By Profession : Business

Identified By Arun Kumar Khemka, son of Late Gopiram Khemka, 8, B. B. D. Bag, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :-. Pin :-700001 , By Caste: Hindu, By Profession: Service.

(Santi Kumar RoyChowdhury)
DISTRICT SUB-REGISTRAR OF HOWRAH

(Santi Kumar RoyChowdhury)
DISTRICT SUB-REGISTRAR OF HOWRAH

District Sub-Registra
Howrah

10 FEB 2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 7820 to 7841
being No 01388 for the year 2010.

Seal of the District Sub Registrar of Howrah, District Howrah

(Santi Kumar RoyChowdhury) 11-February-2010
DISTRICT SUB-REGISTRAR OF HOWRAH
Office of the D.S.R.HOWRAH
West Bengal

Government Of West Bengal
Office of the D.S.R.HOWRAH
HOWRAH
Endorsement For deed Number :I-01388 of :2010
(Serial No. 01478, 2010)

On 10/02/2010

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,4 of Indian Stamp Act 1899.

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Admission of Execution(Under Section 58)

Execution is admitted on 10/02/2010 by

1. Sri Kishorilal Jalan,Trustee,Shree Hanuman Seva Trust,,,, profession :Others
2. Sri Kishorilal Jalan,Trustee,Ratangarh Charity Trust,,,, profession :Others
3. Sri Tolaram Jalan,Trustee,Shree Hanuman Seva Trust,,,, profession :Others
4. Sri Tolaram Jalan,Trustee,Ratangarh Charity Trust,,,, profession :Others
5. Sri Bhagawati Prasad Bajoria,Trustee,Shree Hanuman Seva Trust,,,, profession :Others
6. Sri Bhagawati Prasad Bajoria,Trustee,Ratangarh Charity Trust,,,, profession :Others
7. Sri Arun Kumar Jalan,Trustee,Shree Hanuman Seva Trust,,,, profession :Others
8. Sri Arun Kumar Jalan,Trustee,Ratangarh Charity Trust,,,, profession :Others

[Santi Kumar RoyChowdhury]
DISTRICT SUB-REGISTRAR OF HOWRAH
OFFICE OF THE DISTRICT SUB-REGISTRAR OF HOWRAH
Govt. of West Bengal

DIST SUB REGISTRAR HOWRAH
DIST-HOWRAH

District Sub-Registra
Howrah

11 FEB 2010

9. Sri Devendra Bajoria,Trustee,Shree Hanuman Seva Trust,,,, profession :Others
10. Sri Manoj Bachhawat,Director,Raj Conclave (P) Ltd.,,,, profession :Business

Identified By Arun Kumar Khemka, son of Late Gopiram Khemka 700001, by caste Hindu,By Profession :Service.

[Santi Kumar RoyChowdhury]
DISTRICT SUB-REGISTRAR OF HOWRAH
OFFICE OF THE DISTRICT SUB-REGISTRAR OF HOWRAH
Govt. of West Bengal

DIST SUB REGISTRAR HOWRAH
DIST-HOWRAH

District Sub-Registra
Howrah

11 FEB 2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 501
Page from 1 to 25
being No 01388 for the year 2010.

Seal of the District Sub Registrar of Howrah, District Howrah

(Santi Kumar RoyChowdhury) 11-February-2010
DISTRICT SUB-REGISTRAR OF HOWRAH
Office of the D.S.R.HOWRAH
West Bengal