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F-6091/11



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 850669

1/2 1000/11
 1300/11
 5-15

certified that the document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are part of this document

THIS INDENTURE made this 4th day of August Two Thousand Eleven **BETWEEN ZAHID KHAN**, son of the Late Abdul Saheed Khan, residing at 56, Lower Range, Police Station Karaya, Kolkata - 700 019, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject of context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) represented by his nominated and constituted Attorney **KHALID alias KHALED KHAN**, son of the Late Adul Saheed Khan, residing at 56, Lower Range, Police Station Karaya, Kolkata-700 019, of

Sub-Registrar
 Alipore, Kolkata
 5 AUG 2011


250.00
 200.00

 450.00
 received on 04/8/11
 04/8/11

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 3165 to 3178
being No 06091 for the year 2011.




(Dulal Chandra Saha) 09-August-2011
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal



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

Endorsement For Deed Number : I - 06091 of 2011
(Serial No. 05801 of 2011)

On

Payment of Fees:

On 04/08/2011

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

Presented for registration at 17.15 hrs on :04/08/2011, at the Private residence by Swapan Saha
Claimant.

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

Execution is admitted on 04/08/2011 by

1. Swapan Saha

Authorised Signatory, Endorse Builders Pvt Ltd, 122/1r Satyendra Nath Majumder Sarani,
Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 .

Authorised Signatory, Welsome Realestate Pvt Ltd, 122/1r Satyendra Nath Majumder Sarani,
Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 .

Authorised Signatory, Induct Real Estate Pvt Ltd, 122/1r Satyendra Nath Majumder Sarani,
Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 .

Authorised Signatory, Arth Devcon Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata,
WEST BENGAL, India, P.O. :- Pin :-700007 .

Authorised Signatory, Induct Infraproject Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata,
WEST BENGAL, India, P.O. :- Pin :-700007 .

Authorised Signatory, Saffom Projects Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata,
WEST BENGAL, India, P.O. :- Pin :-700007 .

Authorised Signatory, Salona Realestates Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 .

Authorised Signatory, Everlink Builders Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata,
WEST BENGAL, India, P.O. :- Pin :-700007 .

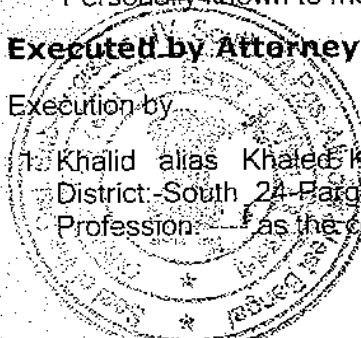
, By Profession : ---

Personally known to me.

Executed by Attorney

Execution by

1. Khalid alias Khaled Khan, son of Lt. Adul Saheed Khan , 56 Lower Range, , , Thana:-Karaya,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 By Caste Muslim By
Profession: --- as the constituted attorney of Zahid Khan is admitted by him.



(Gulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV
Endorsement Page 1 of 2



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

Endorsement For Deed Number : I - 06091 of 2011
(Serial No. 05801 of 2011)

Identified By Zackir Hossain Mistry, son of Yusuf Ali Mistry, Chandpur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700145 , By Caste: Muslim, By Profession: Business.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 05/08/2011

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:

Amount By Cash

Rs. 0/-, on 05/08/2011

Amount by Draft

Rs. 22028/- is paid , by the draft number 463511, Draft Date 03/08/2011, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 05/08/2011

(Under Article : A(1) = 21989/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 05/08/2011)

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.-2000000/-

Certified that the required stamp duty of this document is Rs.- 100010 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 100010/- is paid, by the draft number 463510, Draft Date 03/08/2011, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 05/08/2011

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

the **ONE PART AND (1) ENDORSE BUILDERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Police Station Tollygunge, Kolkata-700 026, having PAN AACCE7306A, **(2) WELSOME REALESTATE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Police Station Tollygunge, Kolkata-700 026, having PAN AACCW1040N, **(3) INDUCT REAL ESTATE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Police Station Tollygunge, Kolkata-700 026, having PAN AACCC16266P, **(4) ARTH DEVCON PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 55/1A, Strand Road, Police Station Jorabagan, Kolkata-700 006, having PAN AAJCA0305J, **(5) INDUCT INFRAPROJECT PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 55/1A, Strand Road, Police Station Jorabagan, Kolkata-700 006, having PAN AACCC14799P, **(6) SAFFORN PROJECTS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 55/1A, Strand Road, Police Station Jorabagan, Kolkata-700 006, having PAN AAPCS0995N, **(7) SALONA REALESTATES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 55/1A, Strand Road, Police Station Jorabagan, Kolkata-700 006, having PAN AAPCS0997Q, **AND (8) EVERLINK BUILDERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 55/1A, Strand Road, Police Station Jorabagan, Kolkata-700 006, having PAN AACCE3510C, all represented by their Authorised Signatory namely **SWAPAN SAHA**, son of the Late Gourya Chandra Saha, residing at 41A, Simla Road, Kolkata, hereinafter jointly referred to as the **PURCHASERS** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their respective successors or successors-in-interest and assigns) of the **OTHER PART**:

WHEREAS :

A. One Ajit Kumar Ghosh, then minor, and his mother Tulshi Bala Dassi were lawfully seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 25 Sataks be the same a little more or less situate lying at Mouza Bade Hooghly J.L. No.80 Revenue Survey No.222 Touzi No.121/122 comprised in C.S. Dag No.1327 appertaining to C.S. Khatian Nos.484 and 485 Police Station Sonarpur in the then District of 24-Parganes (hereinafter referred to as **the said entire land**).

B. By a Bengali Kobala (Deed of Sale) dated the 1st day of September, 1943. made between the said Ajit Kumar Ghosh, then minor being represented by his natural guardian and mother namely the said Tulshi Bala Dassi and the said Tulshi Bala Dassi therein jointly referred to as the Vendors of the One Part and one Hari Charan Ghosh therein referred

Saffron Projects Pvt. Ltd.

Jwalam Saha

Director/Authorised Signatory

Salona Real Estate Pvt. Ltd.

Jwalam Saha

Director/Authorised Signatory

Everlink Builders Pvt. Ltd.

Jwalam Saha

Director/Authorised Signatory



21070

Ichalind Ichem @ ichaled ichem
Constitute attorney of
Zaidich Khan

Zacir Hossain Miah

Sto - Juvul Ali Miah

VIII - Champu

P.O - Malonca Mahinaga

P.S - Sonargaon

Vol. 145

Oce. Pziraing

[Signature]
~~_____~~
_____ *Algeria*
_____ *of*
_____ *Act 2007*
4 AUG 2011

to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur, in Book No.I Volume No.59 Pages 50 to 52 Being No.5817 for the year 1943 the Vendors therein for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the said entire land more fully and particularly described in the Schedule thereunder written absolutely and forever.

C. By another Bengali Kobala (Deed of Sale) dated the 28th day of January, 1981, made between the said Hari Charan Ghosh therein referred to as the Vendor of the One Part and one Mohammad Kena Gazi therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Sonarpore, in Book No.I Volume No.8 Pages 162 to 165 Being No.271 for the year 1981, the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the said entire land more fully and particularly described in the Schedule thereunder written absolutely and forever.

D. By a Deed of Conveyance dated the 5th day of September, 1996, made between the said Mohammad Kena Gazi therein referred to as the Vendor of the One Part and one Zahid Khan therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub-Registrar Sonarpore, in Book No.I Volume No.96 Pages 72 to 79 Being No.6238 for the year 1996, the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the said entire land more fully and particularly described in the Schedule thereunder written absolutely and forever.

E. Thus the Vendor herein became seized and possessed of All that the piece and parcel of land containing an area of 25 Sataks be the same a little more or less situate lying at Mouza Bade Hooghly J.L. No.80 Revenue Survey No.222 Touzi No.121/122 comprised in C.S., R.S. & L.R. Dag No.1327 appertaining to C.S. Khatian Nos.484 & 485 R.S. Khatian Nos.661 & 662 and L.R. Khatian No.286 within the ambit of Plo Ghat Gram Panchayet Police Station Sonarpur in the District of South 24-Parganas (hereinafter referred to as **the said land**).

F. The Vendor herein has agreed to sell and the Purchasers have agreed to purchase All That the said land free from all encumbrances, charges, liens, lispens, acquisitions, requisitions, attachments, trusts of whatsoever nature at or for a consideration of Rs.20,00,000/- (Rupees Twenty Lacs only).

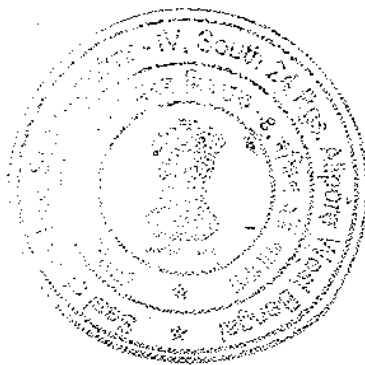
G. By a Power of Attorney dated the 8th day of October, 2010 registered with the Additional Registrar of Assurances-III in Book No.IV CD Volume No.8 Pages 1051 to 1063 Being No.05982 for the year 2010, the Vendor appointed the said Khalid alias Khaled Khan as his true and lawful Attorney to act do and perform the certain acts deeds and things therein mentioned in respect of the said land.

1107 NOV 9 2
UNIT 107 WASHINGTON
PO BOX 107 WASHINGTON
DISTRICT OF COLUMBIA
20540-0107

[Handwritten signature]



NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.20,00,000/- (Rupees Twenty Lacs only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchasers and the said land) the Vendor doth hereby grant transfer convey assign and assure unto and in favour of the Purchasers **All That** the piece and parcel of land containing an area of 25 Sataks be the same a little more or less situate lying at Mouza Bade Hooghly J.L. No.80 Revenue Survey No.222 Touzi No.121/122 comprised in C.S., R.S. & L.R. Dag No.1327 appertaining to C.S. Khatian Nos.484 & 485, R.S. Khatian Nos.661 & 662 and L.R. Khatian No.286 within the ambit of Plo Ghat Gram Panchayet Police Station Sonarpur in the District of South 24-Parganas more fully and particularly described in the **Schedule** hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as **the said land**) **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all areas sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom he may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby sold granted, conveyed, transferred assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchasers absolutely and forever and the Vendor doth hereby covenant with the Purchasers **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or his predecessors-in-title done or executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendor has now in himself good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid **AND** the Purchasers shall and may at all times



(Signature)
Registrar of Companies
South Zone, Bangalore.
Registered U/S 7 (3) of
Companies Act 1956
4 AUG 2011

hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for him **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for him the Vendor 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 whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of land containing an area of 25 Sataks be the same a little more or less, classified as "Bagan" situate lying at Mouza Bade Hooghly J.L. No.80 Revenue Survey No.222 Touzi No.121/122 comprised in C.S., R.S. & L.R. Dag No.1327 appertaining to C.S. Khatian Nos.484 & 485, R.S. Khatian Nos.661 & 662 and L.R. Khatian No.286 within the ambit of Plo Ghat Gram Panchayet Police Station Sonarpur in the District of South 24-Parganas butted and bounded as follows :-

- ON THE NORTH** : By Dag No.1326;
- ON THE EAST** : By Dag Nos.1325 & 1387;
- ON THE SOUTH** : By Dag No.1372 and
- ON THE WEST** : By Dag Nos.1372 & 1328 (P).

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hands and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED
by the **VENDOR** at Kolkata in the presence of :

Zaheer Hossain Mukt
St. Sinjibadi

related item e.
related item
consisted attorney of
related item

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

Zaheer Hossain Mukt
St. Sinjibadi

Endorse Director
Director/Authorized Signatory
Subban Saha

Director/Authorized Signatory
Subban Saha

Director/Authorized Signatory
Subban Saha

Director/Authorized Signatory
Subban Saha

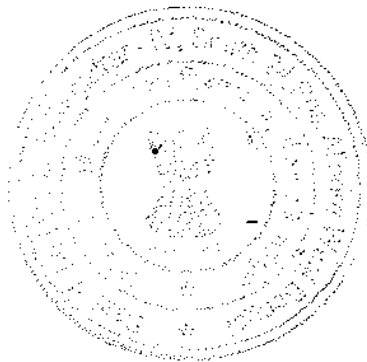
Director/Authorized Signatory
Subban Saha

Director/Authorized Signatory
Subban Saha

Director/Authorized Signatory
Subban Saha

Director/Authorized Signatory
Subban Saha

Drafted by :



9
Registrar General of India
New Delhi, India
Registrar U/B 7 (S) of
Registration Act 1908
04 AUG 2011

RECEIVED of and from the within-named Purchasers the within-mentioned sum of Rs.20,00,000/- (Rupees Twenty Lacs only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

4.8.11	139708	Indian Overseas Bank, Kalighat	250000/-
4.8.11	138308	Indian Overseas Bank, Kalighat	250000/-
4.8.11	138558	Indian Overseas Bank, Kalighat	250000/-
4.8.11	789359	Indian Overseas Bank, Postā	250000/-
4.8.11	767566	Indian Overseas Bank, Postā	250000/-
4.8.11	761358	Indian Overseas Bank, Postā	250000/-
4.8.11	762608	Indian Overseas Bank, Postā	250000/-
4.8.11	754308	Indian Overseas Bank, Postā	250000/-

Total: Rs.20,00,000/-
=====

(Rupees Twenty Lacs only).

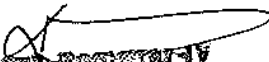
WITNESSES :

Zaenir Hossain Mistry
S/o - Jussul Ali Mistry
Vill - Chandpur.
P.O - Malancha Mahimayn.
P.S - Sonarpur.
Vol - 145

Sr. Sirej Uddin - Business
S/o - Sh. A. Ham
Vill - Raupalepur, P.S - Sonarpur -
P.O - D. Jagaddal.
24/8/11 (S)

1 Chahel Khan @
1 Chahel Khan
constituted attorney
of Chahel Khan




Registrar of Companies
North West Frontier Province,
Pakistan
Registrar U/S 1 (B) of
Registration Act 1947
4 AUG 2011

MOUZA - BADEHUGLI, J.L. NO. 80

SITE PLAN

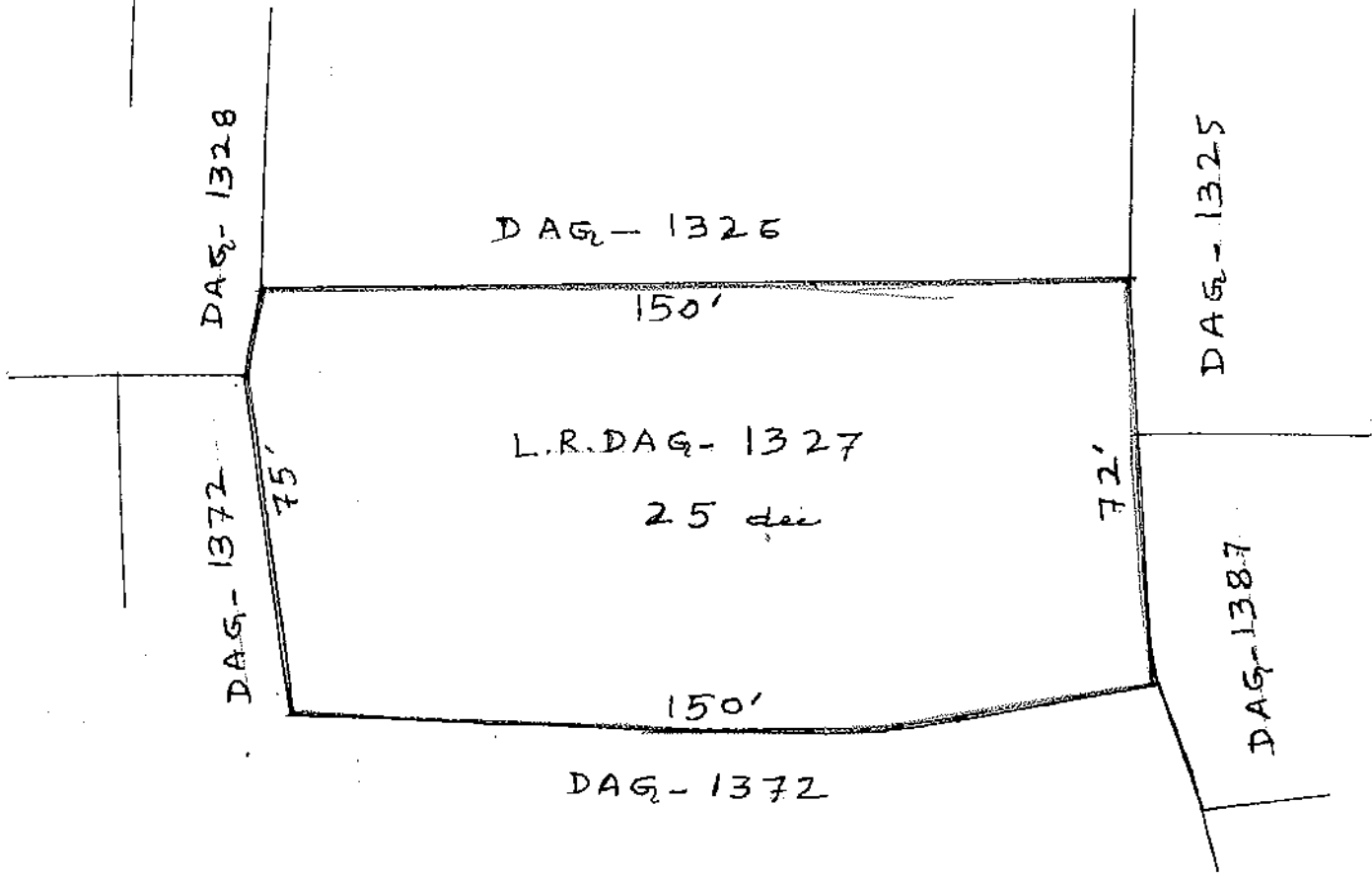
P.S. - SONARPUR, DIST. - 24 PGS (5)

L.R. DAG NO - 1327

AREA - 25 dec

COLOUR - RED BORDER

SCALE 1" = 33'



SIGNATURE OF VENDOR

SIGNATURE OF PURCHASER

Saloni Builders Pvt. Ltd.
Swapan Saha
Director/Authorised Signatory

DRAWN BY

Moni Manik Mondal
17.07.2011

claim return completed attorney of Zahid Khan

SURVEYOR+PLANNER
L. R. SURVEY CENTRE
Subuddhipur Middle Road
Baruipur, Kolkata-700144
L. No.- 25/Surveyor/B.M./2007

For Link Builders Pvt. Ltd.
Swapan Saha
Director/Authorised Signatory

Endoras Builders Pvt. Ltd.
Swapan Saha
Director/Authorised Signatory

Induct Real Estate Pvt. Ltd.
Swapan Saha
Director/Authorised Signatory

Induct Real Estate Pvt. Ltd.
Swapan Saha
Director/Authorised Signatory

Welsome Real Estate Pvt. Ltd.
Swapan Saha
Director/Authorised Signatory

Arth Devcon Pvt. Ltd.
Swapan Saha
Director/Authorised Signatory

Saffron Projects Pvt. Ltd.
Swapan Saha
Director/Authorised Signatory

Spesifikasi Produk Registrasi-IV
No. 24 Kesmas, Hiper
Mendagri 019 / (3) of
Kedokteran 2011 1999
- 4 AUG 2011

A



SPECIMEN FORM FOR TEN FINGER PRINTS



Inwapon Sika

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



Chaled Kame
Chaliqichon
Coaldid allyay
of Zahid Kaid

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

PHOTO

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

PHOTO

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



[Signature]
Registrar-IV
Group 24, Alipore, Alipore,
Registrar U/S 7 (D) of
Companies Act 1956
4 AUG 2014