

05771

3

I-6041/11



2/C/1058/11
 2. 1306/11
 7-22

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 850671

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 3rd day of August Two Thousand
 Eleven **BETWEEN** (1) TARA GHOSH, (2) AVIJIT GHOSH, and (3)
SUROJIT alias SURAJIT GHOSH, widow and sons of the Late Pradyut
 Kumar Ghosh, residing at Chandpur, Bade Hooghly, P.O. Malancha,
 Mahinagar, P.S. Sonarpur, District South 24 Parganas, hereinafter
 jointly referred to as the **VENDORS** (which expression shall unless
 excluded by or repugnant to the subject of context be deemed to mean
 and include their respective heirs, executors, administrators, legal
 representatives and assigns) of the **ONE PART AND (1) WEIGHTY**
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 AABCW1175G, (2) **WELCOME DEVCON PRIVATE LIMITED**,

REGISTERED
 SOUTH 24 PARGANAS, ALPURA
 NUMBER U/S I (3) of
 Registration Act 1908
 4 AUG 2011

250.00
 150.00
 400.00
 received for stamp
 [Signature]

14627

Sold to.....
 Address.....
 0 MAY 2011
 Value.....
 L. A.
 High Court S.S.

Swapan Saha



2061

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

Welcome Deroon Pvt. Ltd.
Swapan Saha
 Director/Authorised Signatory

ISOLATE BUILDCON PVT. LTD.
Swapan Saha
 Director/Authorised Signatory

CAKEFUL INFRA PROJECTS PVT. LTD.
Swapan Saha
 Director/Authorised Signatory



Manirul Haque

P.T.O

[Signature]
 Special Public Prosecutor
 Assam High Court, Dispur,
 Assam
 08 AUG 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 2375 to 2389
being No 06041 for the year 2011.




(Dulal Chandra Saha) 05-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 - 06041 of 2011
(Serial No. 05771 of 2011)

On

Payment of Fees:

On 03/08/2011

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

Presented for registration at 19.27 hrs on :03/08/2011, at the Private residence by Swapan Saha
Claimant.

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

Execution is admitted on 03/08/2011 by

1. Tara Ghosh, wife of Lt. Pradyut Kumar Ghosh , Chandpur Badehoogly, , , Thana:-Sonarpur,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : ----
2. Avijit Ghosh, son of Lt. Pradyut Kumar Ghosh , Chandpur Badehoogly, , , Thana:-Sonarpur,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : ----
3. Surojit Alias Surajit Ghosh, son of Lt. Pradyut Kumar Ghosh , Chandpur Badehoogly, , ,
Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By
Profession : ----

4. Swapan Saha

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

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

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

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

Identified By Manirul Shaikh, son of Kasem Ali Shaikh, Badehoogly, Thana:-Sonarpur, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Business.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 04/08/2011

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:

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



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

Endorsement For Deed Number : 1 - 06041 of 2011
(Serial No. 05771 of 2011)

Amount By Cash

Rs. 0/-, on 04/08/2011

Amount by Draft

Rs. 51728/- is paid , by the draft number 463532, Draft Date 03/08/2011, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 04/08/2011

(Under Article : A(1) = 51689/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 04/08/2011)

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.-4700000/-

Certified that the required stamp duty of this document is Rs.- 282010 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 282010/- is paid, by the draft number 463531, Draft Date 03/08/2011, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 04/08/2011

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

2

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 AABCW1177E, **(3) ISOLATE BUILDCON 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, **(4) WAKEFUL INFRA PROJECTS 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, 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 Amulya Charan Ghosh, Charu Chandra Ghosh, Putiram Ghosh and Dhukiram Ghosh 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 53 Sataks be the same a little more or less situate lying at Mouza Bade Hooghly J.L. No.80 Revenue Survey No.222 comprised in C.S. Dag No.1328 appertaining to C.S. Khatian No.525 Police Station Sonarpur in the then District of 24-Parganas (hereinafter referred to as **the said entire land**).


B. The said Dhukiram Ghosh who during his lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate as bachelor leaving him surviving his brothers namely the said Amulya Charan Ghosh, Charu Chandra Ghosh and Putiram Ghosh, as his heirs and legal representatives who jointly inherited All That the undivided 1/4th part or shares in the said entire land absolutely and forever.

C. The said Putiram Ghosh who during his lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving him surviving his widow namely Jamuna Bala Ghosh, as his heiress and legal representative who inherited All That the undivided 1/3rd part or shares in the said entire land absolutely and forever.

D. By a Bengali Kobala (Deed of Sale) dated the 4th day of December, 1964, made between the said Jamuna Bala Dassi therein referred to as the Vendor of the One Part and one Noor Mohammad Gazi therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur, in Book No.1 Volume No.141 Pages 1 to 4 Being No.10528 for the year 1964 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 undivided 1/3rd part or shares in the said entire land containing an area of 17.666


 2075
Tara Ghosh


 2076
Arijit Ghosh

 2064
Swint Alias
Surajit Ghosh.

Manimul Shaikh.
S/o - Kasem Ali Shaikh.
VIII - Badheoghy, P.O. Malanthe.
P.S. - Sonarpur, Kot - 145
Occ - Business.




Manimul Shaikh
S/o - Kasem Ali Shaikh.
VIII - Badheoghy, P.O. Malanthe.
P.S. - Sonarpur, Kot - 145
Occ - Business.
3 AUG 2011

3

Sataks be the same a little more or less, therein wrongly mentioned as 18 Sataks, more fully and particularly described in the Schedule thereunder written absolutely and forever.

E. By another Bengali Kobala (Deed of Sale) dated the 2nd day of March, 1972, made between the said Noor Mohammad Gazi therein referred to as the Vendor of the One Part and one Pradyut Kumar Ghosh and Bikash Ghosh therein jointly referred to as the Purchasers of the Other Part and registered with the Sub-Registrar, Sonarpur, in Book No.I Volume No.13 Pages 160 to 162 Being No.594 for the year 1972, the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the undivided 1/3rd part or shares in the said entire land containing an area of 17.666 Sataks be the same a little more or less, therein wrongly mentioned as 18 Sataks, more fully and particularly described in the Schedule thereunder written absolutely and forever.

F. By another Bengali Kobala (Deed of Sale) dated the 11th day of October, 1972, made between the said Charu Chandra Ghosh therein referred to as the Vendor of the One Part and the said Pradyut Kumar Ghosh and Bikash Ghosh therein jointly referred to as the Purchasers of the Other Part and registered with the Sub-Registrar Sonarpore, in Book No.I Volume No.45 Pages 298 to 300 Being No.3444 for the year 1972, the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the undivided 1/3rd part or shares in the said entire land containing an area of 17.666 Sataks be the same a little more or less, therein wrongly mentioned as 18 Sataks, more fully and particularly described in the Schedule thereunder written absolutely and forever.

G. The said Amulya Charan Ghosh who during his lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving him surviving his widow namely Radha Rani Ghosh, two sons namely Ratan Ghosh and Madan Ghosh and two daughters namely Gita Rani Ghosh and Rikta Rani Ghosh as his heirs, heiresses and legal representatives who jointly inherited All That the undivided 1/3rd part or shares in the said entire land containing an area of 17.666 Sataks be the same a little more or less freely and absolutely.

H. By another Bengali Kobala (Deed of Sale) dated the 17th day of October, 1974, made between the said Radha Rani Ghosh, Ratan Ghosh, Madan Ghosh, Gita Rani Ghosh and Rikta Rani Ghosh therein jointly referred to as the Vendors of the One Part and the said Pradyut Kumar Ghosh and Bikash Ghosh therein jointly referred to as the Purchasers of the Other Part and registered with the Sub-Registrar Sonarpore, in Book No.I Volume No.66 Pages 291 to 294 Being No.4352 for the year 1974, the said Vendors for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the undivided 1/3rd part or shares in the



[Handwritten signature]

Sub-Registrar IV
Alipora, Alipora.
Registrar U.I. I (3) of
Registration Act 1956
@ 3 AUG 2011

4

said entire land containing an area of 17.666 Sataks be the same a little more or less, therein wrongly mentioned as 17 Sataks, more fully and particularly described in the Schedule thereunder written absolutely and forever.

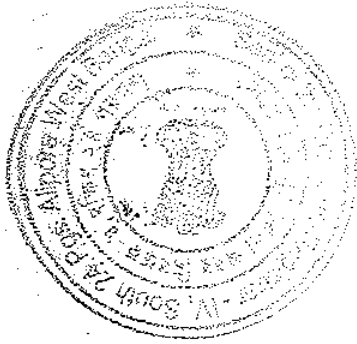
I. The said Pradyut Kumar Ghosh who during his lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 11th day of April, 1995 leaving him surviving his widow namely Tara Ghosh and two sons namely Avijit Ghosh and Surojit alias Surajit Ghosh, as his heirs, heiress and legal representatives who jointly inherited All That the undivided $\frac{1}{2}$ part or shares in the said entire land containing an area of 26.5 Sataks be the same a little more or less freely and absolutely.

J. Thus the Vendors herein became seized and possessed of All That the undivided $\frac{1}{2}$ part or shares in the said entire land containing an area of 26.5 Sataks be the same a little more or less situate lying at Mouza Bade Hooghly J.L. No.80 Revenue Survey No.222 comprised in C.S., R.S. & L.R. Dag No.1328 appertaining to C.S. & R.S. Khatian No.525 and L.R. Khatian No.542 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 Vendors herein have agreed to sell and the Purchaser has agreed to Purchase All That the said land free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature at or for a consideration of Rs.47,00,000/- (Rupees Forty Seven Lacs only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.47,00,000/- (Rupees Forty Seven Lacs only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them 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 Vendors do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the Purchasers **All That** the undivided $\frac{1}{2}$ part or shares in the said entire land containing an area of 26.5 Sataks be the same a little more or less situate lying at Mouza Bade Hooghly J.L. No.80 Revenue Survey No.222 comprised in C.S., R.S. & L.R. Dag No.1328 appertaining to C.S. & R.S. Khatian No.525 and L.R. Khatian No.542 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

1172 50V 8
POST BY REGISTERED MAIL
TO (U) & AIR MAIL
CERTIFICATE OF MAIL
AT-REGISTERED MAIL



5

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 Vendors 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 Vendors or any other person or persons from whom they 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 Vendors do and each of them doth hereby covenant with the Purchasers **THAT NOTWITHSTANDING** any act, deed or thing by the Vendors or their predecessors-in-title done or executed or knowingly suffered to the contrary the Vendors are 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 Vendors have now in themselves 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 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 Vendors or any person or persons lawfully or equitably claiming from under or in trust for them **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 Vendors well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendors 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 them the Vendors 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.



(Handwritten signature)
Ministère de l'Agriculture et du Développement Rural
Algérie
24 JUIL 2011

b

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the undivided $\frac{1}{2}$ part or shares in the said entire land containing an area of 26.5 Sataks be the same a little more or less classified as "Sali" situate lying at Mouza Bade Hooghly J.L. No.80 Revenue Survey No.222 comprised in C.S., R.S. & L.R. Dag No.1328 appertaining to C.S. & R.S. Khatian No.525 and L.R. Khatian No.542 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.1318;
- ON THE EAST** : By Dag Nos.1324 & 1326;
- ON THE SOUTH** : By Dag Nos.1369 and
- ON THE WEST** : By Dag No.1329.

IN WITNESS WHEREOF the Vendors have hereunto set and subscribed their respective hands and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the **VENDORS** at Kolkata in the presence of :

1. Dipankar Saradar
2. Ashoke Chakraborty

✓ Jara Ghosh

✓ Anil Ghosh

{ Swint alias
Swajit Ghosh.



←
Minister of the Interior
Ministry of the Interior, Algiers
Registration No 1 (B) of
Registration No 1200
3 AUG 2011

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

1. *Dipankar Sanyal*
2. *Ashoke Chakraborty*

weighty Builders Pvt. Ltd.

Swapan Saha
Director/Authorised Signatory

Welcome Dercon Pvt. Ltd.

Swapan Saha
Director/Authorised Signatory

ISOLATE BUILDCON PVT. LTD.

Swapan Saha
Director/Authorised Signatory

CAKEFUL INFRA PROJECTS PVT. LTD.

Swapan Saha
Director/Authorised Signatory

Drafted by :

Supratim Bandyopadhyay
Advocate
Victor Mous & Co,
6, Old Post Office Street,
Kolkata - 700 002.



[Handwritten signature]
Special Agent in Charge
Albuquerque, New Mexico
August 1 (1) of
1954
- 3 AUG 1954

1328

8

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs.47,00,000/- (Rupees Forty Seven Lacs only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

DATE	CHEQUE/DRAFT NO.	BANK/BRANCH	AMOUNT
28.07.2011	681545	Indian Overseas Bank, Kalighat	500000.00
28.07.2011	681532	-DO-	500000.00
28.07.2011	681541	-DO-	175000.00
28.07.2011	681540	-DO-	500000.00
28.07.2011	681538	-DO-	500000.00
28.07.2011	681542	-DO-	175000.00
01.08.2011	429526	-DO-	500000.00
01.08.2011	429520	-DO-	500000.00
01.08.2011	429517	-DO-	175000.00
02.08.2011	429957	-DO-	500000.00
02.08.2011	429958	-DO-	500000.00
02.08.2011	429959	-DO-	175000.00
		TOTAL	4700000.00

(Rupees Forty Seven Lacs only).

WITNESSES :

1. Difenkanar Sarda
villho - Gokam nee
P.S. Magrahat
Dist. 24 Parganas
2. Ashoke Chakraborty
P-3, Jadavpur University
Housing Co-operative Society Ltd.
Kolkata - 94

Janu Ghosh

Anujit Ghosh

Surajit Ghosh.

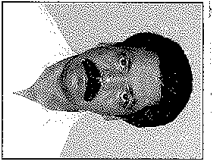
Alias
Surajit Ghosh.

OFFICE OF THE ATTORNEY GENERAL
STATE OF ALABAMA
MONTGOMERY, ALABAMA
JULY 1, 1969
P. 5 AUG 1969

[Handwritten signature]



SPECIMEN FORM FOR TEN FINGER PRINTS



Mustafa Sabir

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



Yara Ghosh

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



Anirul Ghosh

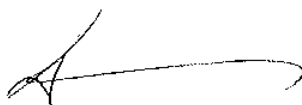
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Sumit alias Sumit Ghosh

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




~~Alper~~ ~~Alper~~ ~~Alper~~
Alper Fergana, Alper
Registrar U/S T (A) of
Registration Act 1980
3 AUG 2011



A handwritten signature in black ink, consisting of a stylized 'V' shape followed by a horizontal line and a curved flourish.

Registrar of Companies - IV
South West Bengal, Alipore.
Registrar W/3 1 (3) of
Companies Act 1956
3 AUG 2011