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1396/2010

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

692126

V/c 222/10
2920/10

F(1) Rs. 250.00
F(2) Rs. 100.00
Rs. 350.00



Sub Registrar-IV
Registrar U/S 7 (2) of
Registration ACT 1908
South 24 Parganas
1 MAR 2010

THIS INDENTURE made this 26th day of February Two Thousand Ten

Certified that the document is admitted to registration. I have examined the contents and the consideration and the parties to the document.

Sub Registrar-I
Registrar U/S 7 (2) of
Registration ACT 1908
South 24 Parganas
1 MAR 2010

745

22.01.10.

Name: Arabinanda Roy

Address: Asvate

Alipore Police Court

5000/-

Ken-27

Pijush Kanti Chakraborty
Licensed Stamp Vendor
Alipore Cr Court

[Signature]

745 = 5000/-

Pranab Bhimrayno



345

For SRIJAN REALTY LIMITED
Pranab Bhimrayno
Director/Authorised Signatory



Dist. Sub Registrar -
S. Registrar U/S7 (2) &
Registration ACT 1908
Alipore, South 24 Parganas
26 FEB 2010

Nijal Surya Sarkar
Advocate
Alipore Police Court
Kolkata - 700027

BETWEEN SRIJAN REALTY LIMITED (Formerly known as Srijan Projects Private Limited) a company incorporated under the Companies Act, 1956 having its registered office at premises No. 36/1A, Elgin Road, Kolkata – 700020, Police Station- Bhawanipore, here in after referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the **ONE PART**

AND

EKDANT PROCON PRIVATE LIMITED a company incorporated under the Companies Act, 1956 having its registered office at premises No. 131/9, NSC Bose Road, Flat No. 2A, 2nd floor, P.S. Greens, Kolkata – 700040, Police Station- Regent Park hereinafter referred to as **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the **OTHER PART** :

WHEREAS :

- A. By an Indenture of Conveyance dated the 25th day of January, 2007 made between one Dulali Bibi, widow of Late Allauddin Molla along with her five sons namely Zakir Hossain Molla, Tahir Hossain Molla, Altab Hossain Molla, Sajjad Hossain Molla and Sabir Hossain Molla, a second group consisting of one Farida Bibi, wife of Samsur Rahman and a third group consisting of Kamaluddin Molla, Jamaluddin Molla and Salauddin Molla all sons of the Late Khorsed Ali Molla all jointly therein referred to as

BETWEEN SRILAKSHMI REALTY LIMITED (formerly known as Shilpa Properties Private Limited) a company incorporated under the Companies Act, 1956 having its registered office at premises No. 287A, Eight Road, Kolkata - 700020. Police Station Chitranagar, hereinafter referred to as the VENDOR (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the ONE PART

AND

EXDANT PROCON PRIVATE LIMITED a company incorporated under the Companies Act, 1956 having its registered office at premises No. 137B, 43C Bose Road, Flat No. 2A, 2nd floor, P. S. Green, Kolkata - 700046 Police Station- Rajpur Park hereinafter referred to as PURCHASER (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the



WHEREAS

f

By an instrument of Conveyance dated the 25th day of January, 2007 made between one M/s. Alivudhin Molla along with her five sons named as Late M/s. Hossain Molla, M/s. Hossain Molla, M/s. Sajid Hossain Molla and M/s. Hossain Molla, a second group consisting of one Farida Bibi, wife of Mansur Rahman and a third group consisting of Karimuddin Molla, M/s. Molla and M/s. Molla all joint tenants related to as

**Sub Registrar -
e. Registrar U/S 7 (2)
Registration ACT 1908
Alipore, South 24 Parganas
26 FEB 2010**

the Vendors of the One Part and Srijan Projects Private Limited (now Known as Srijan Realty Limited) therein referred to as the Purchaser of the Other Part and registered in the office of Additional Registrar of Assurances-I Kolkata and recorded in Book No.I, Volume No.- I, Pages 1 to 21, Being No.03492 for the year 2007, the said Vendors for the consideration therein mentioned granted transferred and conveyed unto and in favour of the said Purchaser, the Vendor herein absolutely and forever free from all encumbrances and liabilities whatsoever All That the piece and parcel of land containing an area of 260 Decimals(2.60 Acres) be the same a little more or less situate lying at Mouza Manikpur, J.L.No.77, Police Station Sonarpur, Pargana Magura, R.S No. 226, Touji No. 412, in the District of South 24 Parganas comprised in the L.R. Dag No's: 478 - 0.10 Acres, 481-1.36Acres, 485-0.60Acres, 487-0.34Acres, 514-0.10Acres, 482-0.06Acres, 574-0.04Acres All aggregating to 2.60 Acres(260 Decimals) hereinafter referred to as the said **ENTIRE LAND**.

- B. The said Srijan Projects Private Limited(now known as Srijan Realty Limited) after purchasing the said entire land got its name recorded in the L.R. record-of-rights under L.R Khatian No. 1128
- C. The Vendor herein thus became seized and possessed of and/or otherwise well and sufficiently entitled to All That the 2.60 acres of land be the same a little more or less in the aforesaid Dag Nos. situate lying at Mouja Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, R.S. No. 226, Touji No. 412, in the District of 24-Parganas.

The Vendor of the One-Pan and Other Projects Private Limited (now known as Other Realty Limited) herein referred to as the Purchaser of the Other Pan and registered in the office of Additional Registrar of Assurances Kolkata and recorded in Book No. 1 Volume No. 1595 to 31 being No. 52493 for the year 2007. The said Vendor for the consideration therein mentioned granted transfer and conveyed into and in favour of the said Purchaser, the Vendor herein accordingly and hereby has from all encumbrances and liabilities whatsoever. All that the piece and parcel of land containing an area of 280 Bighas (50 Acres) of the said land more or less situate lying at Mouza Manjira, P.S. No. 225, Police Station Gopabandhu Pargana Magura, P.S. No. 225, Dist. No. 225 in the District of South 24 Parganas comprised in the S.R. Dag No. 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



[Handwritten Signature]
District Sub Registrar-I
S. S. Registrar U/S 7 (2) c.c.
Registration Act 1908
Magura, South 24 Parganas
26 FEB 2010



D. The Vendor has agreed to sell and the Purchaser has agreed to purchase 06 decimal of land out of the said Entire Land in L.R. Dag No.481 free from all encumbrances, charges, liens, lispendens, acquisition, requisition, attachments, trust of whatsoever nature at and for the consideration of Rs. 1,38,000/- (Rupees One Lac Thirty Eight Thousand only) more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and herein after referred to as the **SAID LAND**.

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of **Rs. 1,38,000/- (Rupees One Lac Thirty Eight Thousand only)** of the lawful money of the Union of India well and truly paid by the Purchaser 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 Purchaser and the said land the Vendor doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser All That the piece and parcel of land measuring 06 decimal be the same a little more or less situate lying at Mouja Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, District – South 24-Parganas in R.S. No. 226, Touji No. 412, comprised in part of L.R Dag No. 481, in L.R.Khatian No. 1128 more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and such LR Dag No. 481 is delineated in the map or plan annexed hereto and bordered in colour Red thereon **OR HOWSOEVER OTHERWISE** the said land or any part thereof is now or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all sewers drains ditches ancient and other lights, paths, passages and all manner of rights,

The Vendor has agreed to sell and the Purchaser has agreed to purchase
of a portion of land out of the said estate land in L.R. Dag No. 481 free
from all encumbrances, charges, debts, liabilities, acquisition, requisition,
etc. and for the consideration of Rs.
1,00,000 (Rupees one lac fifty eight thousand only) more fully and
paraphrased mentioned and described in the SCHEDULE hereunder written
and thereon referred to as the SAID LAND.

NOW THIS INSTRUMENT WITNESSETH that in pursuance of the said
copy of the said instrument (Rupees One Lac Fifty Eight thousand only) of the
said portion of the land of late well and law made by the Purchaser for the
purpose of the said land the execution of these presents the receipt whereof



[Handwritten signature]

District Sub Registrar-I
No. Registrar U/S 7 (2)
Registration ACT 1908
Dist. South 24 Parganas
26 FEB 2010



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 unto 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 and 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 it may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby granted and conveyed or expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or its predecessor or predecessors-in-interest 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 in 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 itself 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 Purchaser in the manner aforesaid **AND** the Purchaser 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



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District Sub Registrar-1
S.O. Registrar U/S 7 (2)
Registration ACT 1908
Alipore, South 24 Parganas
26 FEB 2010

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 it **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 it **AND** the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser 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 Purchaser in the manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the undivided piece and parcel of land containing an area of 06 decimal (out of total 136 decimal) be the same a little more or less out of the said Entire land being part of L R Dag No. 481 situate lying at Mouja Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, L.R. Khatian No. 1128 R.S. No. 226, Touji No. 412, in the District of South 24-Parganas and such L R Dag No. 481 is delineated in the map or plan annexed hereto and bordered with colour RED thereon and butted and bounded as follows:

ON THE NORTH :By L.R. Dag Nos. 332

ON THE SOUTH :By L.R. Dag Nos. 482 , 483 and 484

ON THE EAST : By L.R. Dag Nos. 333, 478, 479, 480 and 482

ON THE WEST :By L.R. Dag Nos 486 and 487

.IN WITNESS WHEREOF the Vendor have hereunto set and subscribed their hand and seal on the day month and year first above written.

SIGNED SEALED AND DELIVERED by

the within-named Vendor at Kolkata in

the presence of :

1. *Sayanti Santra*
36/1A, Elgin Road,
Kolkata - 700020.

2. *Amit Kumar Pal*
36/1A, Elgin Road,
Kolkata - 700020.

For SRIJAN REALTY

Director/Authorised Signatory

For SRIJAN REALTY LIMITED

Praman Bhimrao
Director/Authorised Signatory

ON THE NORTH
ON THE SOUTH
ON THE EAST
ON THE WEST

WITNESSES WHEREOF the Vendor have hereunto set and subscribed their
hands and seal on the day month and year first above written

SEEN BY ME AND DELIVERED BY
the witness of



[Signature]
District Sub Registrar -
Registrar U/S 7 (2)
Registration ACT 1908
Alipore, South 24 Parganas
26 FEB 2010

RECEIVED of and from the within-named Purchaser the within-mentioned sum of ₹1,38,000/- (Rupees One Lac Thirty Eight Thousand only) being the full consideration money as per Memo below:-

<u>DATE</u>	<u>CHEQUE/ PAY-ORDER NO.</u>	<u>NAME OF BANK</u>	<u>AMOUNT</u>
13.02.10	734203	Punjab and Sind Bank, 59-B Chowringhee Road, Kolkata - 700020	Rs 1,38,000/- (Rupees One Lac and Thirty Eight Thousand only)

For SRIJAN REALTY LIMITED

Pranab Bhimani
Director/Authorised Signatory
VENDOR

WITNESSES :

1. Sayanti Santra
2. Amit Kumar Pal

Prepared by me:

Sujal Surya Sarkar
Advocate

Alipore Police Court
Kolkata - 700027

RECEIVED of and from the within
 named purchaser the within-mentioned
 sum of Rs. 28,000/- (Rupees One Lakh
 Fifty-Eight Thousand only) being the
 full consideration money as per
 Memo below

DATE	PAY-ORDER NO.	NAME OF BANK	AMOUNT
11/02/10	78010	Bank of India Goverment Road Kolkata-700 20	Rs. 28,000/-

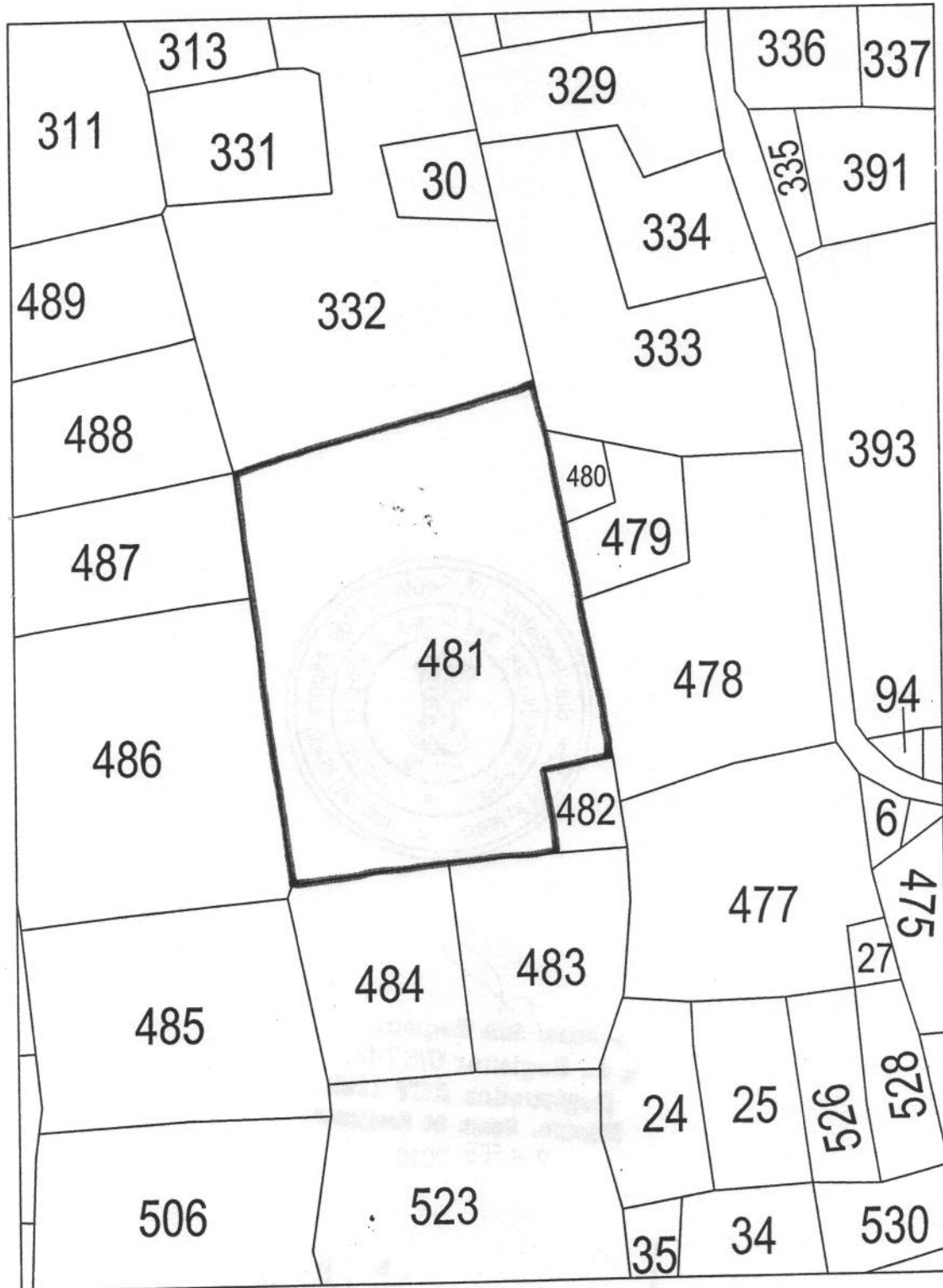
FOR SELLER'S PART
 Sd/-
 VENDOR



[Signature]
 Sub Registrar
 e. Registrar U/S 7 (2)
 Registration ACT 1908
 Alipore, South 24 Parganas
 26 FEB 2010

DEED PLAN OF THE L.R. PLOT-481, MOUZA MANIKPUR, J.L. NO-77
POLICE STATION -SONARPUR, DIST-24 PARGANAS(SOUTH)

PORTION TO BE CONVEYED
SHOWN IN RED BORDER

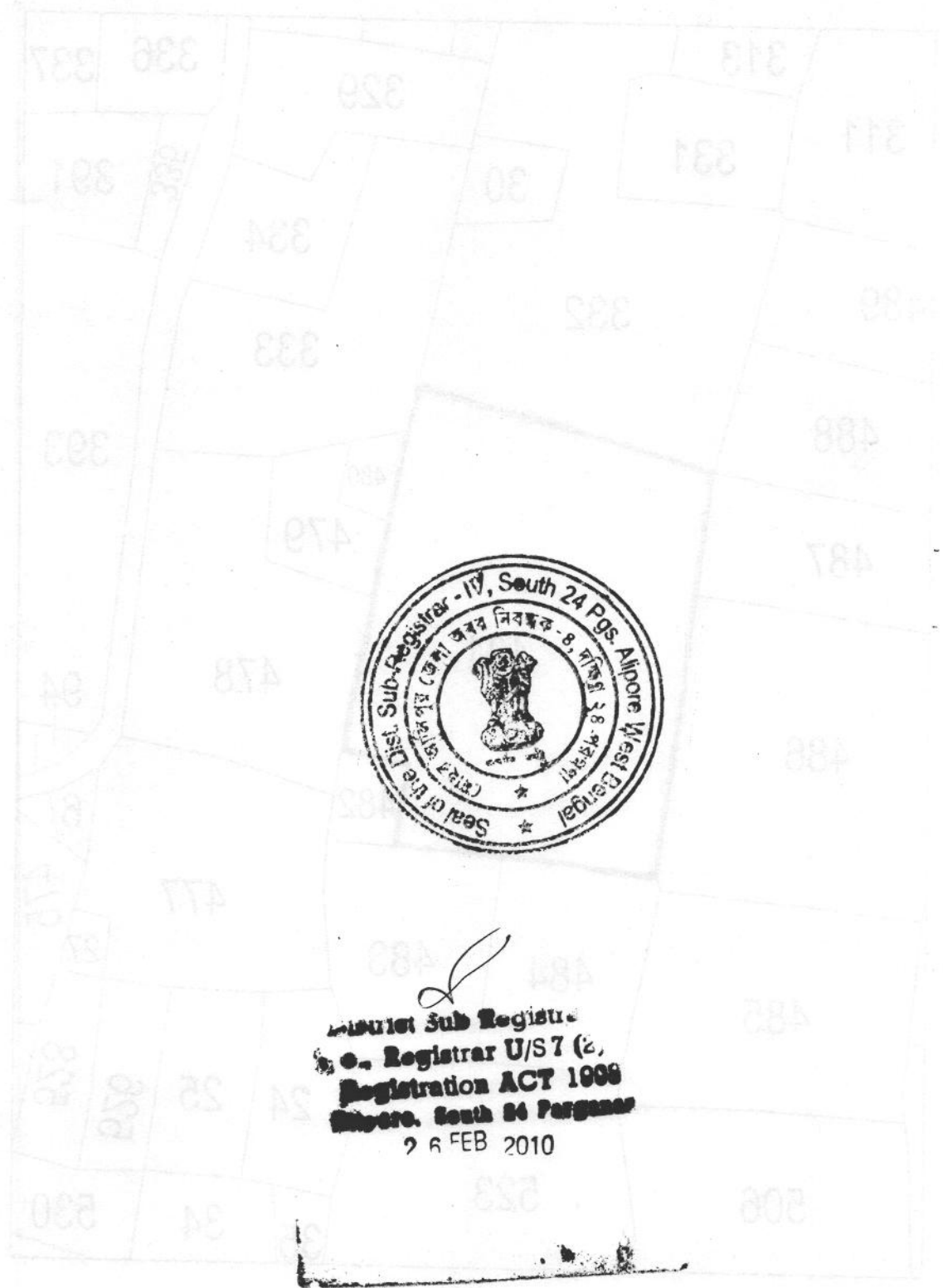


For SRIJAN REALTY LIMITED

Pranab Bhimrao
Director/Authorised Signatory

DEED PLAN OF THE L.R. PLOT-484, MOUZA MANIKPUR, J.L. NO-77
POLICE STATION - SONARPUR, DIST-24 PARAGANAS(SOUTH)























FORWARD TO BE COMPLETED
BY THE REGISTERED BORDERS



[Signature]
District Sub Registrar
e. Registrar U/S 7 (2),
Registration ACT 1908
Alipore, South 24 Parganas
26 FEB 2010

BY BRIJESH KUMAR LALITA
From the
District Sub Registrar's Office

SPECIMEN FORM FOR TEN FINGER PRINTS

	Praveen Bhimrao Me	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	Kiran Agarwal	 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
	(Right Hand)					

RECEIVED FORM FOR THE FINGER PRINTS



[Signature]
Assistant Sub Registrar-I
S. C. Registrar U/S 7 (2)
Registration ACT 1908
Alipore, South 24 Parganas
 26 FEB 2010



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

Endorsement For Deed Number : I - 01396 of 2010
(Serial No. 01273 of 2010)

On 26/02/2010

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

Presented for registration at 18.12 hrs on :26/02/2010, at the Private residence by Prakash Bhimrajka ,Executant.

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

Execution is admitted on 26/02/2010 by

1. Prakash Bhimrajka
Authorised Signatory, Srijan Realty Ltd, 36/1a,elgin Rd ,Kol-20 ,P.s.bhowanipur.
By Profession: Others
Identified By Ujjal Surya Sarkar, son of . , Alipore Police Court, , P.S.:Alipore, PINCODE:700027, By
Caste: Hindu, By Profession: Advocate.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 01/03/2010

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 3168/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 01/03/2010

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.-288420/-

Certified that the required stamp duty of this document is Rs.- 17315 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 12315/- is paid, by the draft number 297551, Draft Date 25/02/2010, Bank Name State Bank Of India, Gokhle Rd, received on 01/03/2010

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 1

01/03/2010 16:28:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 4463 to 4475
being No 01396 for the year 2010.



(Dulal Chandra Saha) 05-March-2010
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal