f 01030 R I 1498

भारतीय गैर न्यायिक INDIA NON JUDICIAL

9

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL 610022

IC 190/10
1134/10
5 41

THIS INDENTURE made this 19th day of February Two Thousand Ten

FD Rs. 250.00
Fee Rs. 100.00
Rs. 350.00
receipt on 18/2/10

02/8/10
District Sub-Registrar-IV
Alipore, South 24-Parganas

2908
Serial.....
Dt.....25 Feb 2010.....
Name.....
Address.....

A. K. Purkayastha (Stamp Vendor)
Alipore Police Court. Kol-27

Arabinda Ray. Adv.
Alipore Police court.
Kol. 27

5008/-

Pranab Bhimani

277

For SRIJAN REALTY LIMITED
Pranab Bhimani
Director/Authorised Signatory

District Sub-Registrar-IV, South 24 Pgs. Alipore

District Sub Registrar
Sub-Registrar U/S 7 (...) &
Registration ACT 1908
Alipore, South 24 Parganas
19 FEB 2010

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Alipore, South 24-Parganas

Nijal Sunya 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 Bhowanipore, 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

AMRAVATI MERCANTILE PRIVATE LIMITED a company incorporated under the Companies Act, 1956 having its registered office at premises No. 84A, Chittaranjan Avenue, Police Station Bowbazar, Kolkata – 700 012, Police Station Bowbazar, 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 their 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 alongwith her five sons namely Zakir Hossain Molla, Tahir Hossain Molla, Altab Hossain Molla, Sajjad Hossain Molla and Sabir Hossain Molla, and Farida Bibi, wife of Samsur Rahman and Kamaluddin Molla, Jamaluddin Molla and Salauddin Molla all sons of the Late Khorshed Ali Molla, Marzina Bibi, wife of Jainal Mirdey, Sahida Bibi, wife of Samsuddin Molla, Shakila Sipai, wife of Rahmat Sipai Saira Banu Bibi, wife of Sirajuddin Molla and Aisha Bibi, widow of late Khorshed Ali Molla all jointly therein referred to as the

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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 24, Being No.03489 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 93 Decimals 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, Touzi No. 412, in the District of South 24 Parganas comprised in the L R Dag No.516 – 12 decimal; 517 – 5 decimal ; 535 – 03 decimal ; 539 – 03 decimal ; 506 – 59 decimal ; 540 – 01 decimal ; 525 – 10 decimal aggregating in all to 93 decimal herein referred to as **LOT-A**.

B. By another Indenture of Conveyance dated the 27th day of February, 2007 made between one Avijit Nath therein referred to as the Vendor of the One Part and the said 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 18, Being No.03632 for the year 2007, the said Vendor for the consideration therein mentioned granted transferred and conveyed unto and in favour of the said Purchaser absolutely and forever free from all encumbrances and liabilities whatsoever All That the piece and parcel of land containing an

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area of 83 Decimals 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, Touzi No. 412, in the District of South 24 Parganas comprised in L R Dag No.486, herein referred to as **LOT B.**

C. The said Srijan Projects Private Limited (now known as Srijan Realty Limited) after purchasing the said Lot A and Lot B land got its name recorded in the L.R. record-of-rights under L.R Khatian No. 1128, hereinafter referred to as the said **Entire Land**.

D. The Vendor herein thus became seized and possessed of and/or otherwise well and sufficiently entitled to All That the 93 decimal of land in L.R Dag Nos. 516,517,535,539,506,540,525 and All That the 83 decimal of land in L.R Dag No.486, both 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 South 24- Parganas.

E. The Vendor has agreed to sell and the Purchaser has agreed to purchase 03 decimals in L.R Dag No. 506 and 03 decimal in L.R Dag No. 486 aggregating in all to 06 decimal of land out of the said Entire Land being parts of L.R. Dag No.506 and L.R Dag No. 486 respectively 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**.

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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 undivided piece and parcel of land measuring 03 decimal in L.R Dag No. 506 and 03 decimal in L.R Dag No. 486 aggregating in all to 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. 506 and L.R Dag No. 486 respectively, both in L.R.Khatian No. 1128 more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and such L.R Dag No. 506 and L.R Dag No. 486 are 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, 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

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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 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

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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 03 decimals (out of total 59 decimal) in L.R Dag No. 506 and 03 decimal (out of total 83 decimal) in L.R Dag No. 486 aggregating in all to 06 decimal be the same a little more or less out of the said Entire Land being part of L.R. Dag No.506 and L.R Dag No. 486 , both 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 both such L R Dag no 506 is delineated in the map or plan annexed hereto and bordered in colour Red thereon and butted and bounded as follows:

ON THE NORTH ; By L.R Dag No.485

ON THE SOUTH ; By L.R. Dag No.521

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ON THE EAST : By L.R Dag No.523

ON THE WEST :. By L.R Dag No. 505 and 507.

L.R. Dag No.486 is delineated in the map or plan annexed hereto and bordered in colour Red thereon and butted and bounded as follows:

ON THE NORTH ; By R.S/L.R Dag No. 487

ON THE SOUTH ; By R.S/L.R Dag No. 485

ON THE EAST : By R.S/L.R Dag No. 481

ON THE WEST : By R.S/L.R Dag No. 501 and 502

IN WITNESS WHEREOF the Vendor have hereunto set and subscribed their respective hands and seals 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 Sanbra

2. Satish Ch Bagla.

For SRIJAN REALTY LIMITED

Pramar Bhimrajka

Director/Authorised Signatory

District Sub Registrar
& ex Registrar U/S 7 (2)
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RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs.1,38,000/- (Rupees One Lac Thirty Eight Thousand only) being the full consideration money as per Memo below:-

DATE	CHEQUE NO.	NAME OF BANK	AMOUNT
18/02/10	472651	HDFC Bank Stephen House Branch B/B D Bag, Kol-1	Rs.1,38,000 (Rs one lac thirty eight thousand) only

For SRIJAN REALTY LIMITED

Prasant Bhuwania

Director/Authorised Signatory

VENDOR

WITNESSES:

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

2. Satish Ch Bagla
36/1A, Elgin Road,
Kolkata - 700020

Prepared by me

Ujjal Surya Sarkar
Advocate,
Alipore Police Court
Kolkata - 700027

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Sd/- Registrar U/S 7 (2) of
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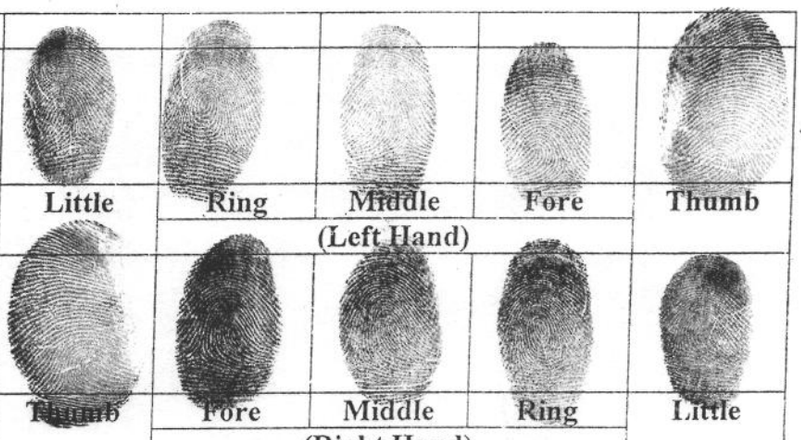
9 AMRAVATI MERCANTILE P. LTD.
NIRMAL KUMAR AGARWAL

SPECIMEN FORM FOR TEN FINGER PRINTS

Ramesh Bhimsaria



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

Nirmal Kumar Agarwala

Nirmal Kumar Agarwala

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)				

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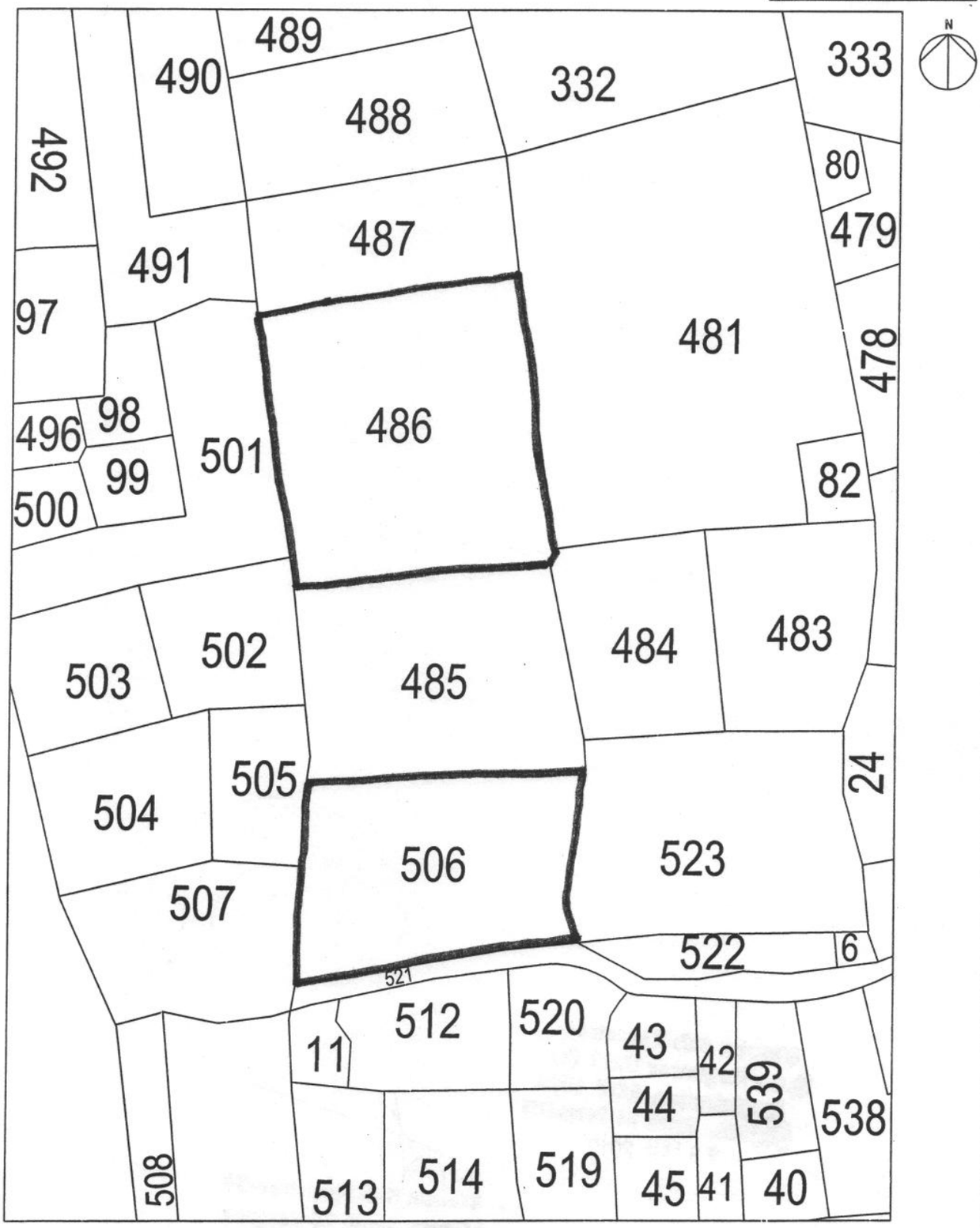
DEED PLAN OF THE L.R. PLOTS- 486,506, MOUZA MANIKPUR, J.L. NO-77
POLICE STATION -SONARPUR, DIST-24 PARGANAS(SOUTH)

PORTION TO BE CONVEYED
SHOWN IN RED BORDER



For SRIJAN REALTY LIMITED

Director/Authorised Signatory

District Sub Registrar-
Ex-Officio Registrar U/S 7 (2)
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Government Of West Bengal

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

Endorsement For Deed Number : I - 01498 of 2010

(Serial No. 01030 of 2010)

On 19/02/2010

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

Presented for registration at 17.41 hrs on :19/02/2010, at the Private residence by Prakash Bhimrajka ,Executant.

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

Execution is admitted on 19/02/2010 by

1. Prakash Bhimrajka
   Director, Srijan Realty Ltd, 36/1a,elgin Rd Kol-20 P.s.bhowanipur, KOLKATA MUNICIPAL CORPORATION, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020 .
   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 22/02/2010

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.-288420/-

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

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 23/02/2010

Payment of Fees:

Fee Paid in rupees under article : A(1) = 3168/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 23/02/2010

Deficit stamp duty

Deficit stamp duty

1. Rs. 4989/- is paid, by the draft number 297490, Draft Date 22/02/2010, Bank Name State Bank Of India, Gokhle Rd, received on 23/02/2010
2. Rs. 3663/- is paid, by the draft number 297455, Draft Date 19/02/2010, Bank Name State Bank Of India, Gokhle Rd, received on 23/02/2010

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(Dulal ChandraSaha)
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Government Of West Bengal

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

Endorsement For Deed Number : I - 01498 of 2010

(Serial No. 01030 of 2010)

3. Rs. 3663/- is paid, by the draft number 297463, Draft Date 19/02/2010, Bank Name State Bank Of India, Gokhle Rd, received on 23/02/2010

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 02/03/2010

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/-

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

Seal of the Dist. Sub-Registrar - IV, South 24 Pgs. Alipore, West Bengal

(Dulal ChandraSaha)
DISTRICT SUB-REGISTRAR-IV

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 764 to 778
being No 01498 for the year 2010.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

(Dulal ChandraSaha) 08-March-2010
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal