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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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**District Sub Registrar-IV**  
**S.O. Registrar U/S 7 (2) of**  
**Registration ACT 1908**  
 District, South 24 Parganas  
 - 4 MAR 2010

THIS INDENTURE made this 3rd day of March Two Thousand Ten

Certified that the document is identical to  
 the original document and that the  
 contents of the document are the part of this document.

231 Di 22.01.10  
Value of N. I. Stamp Rs 5000/-  
Name of Purchaser Arabin Kumar Bhattacharya  
Address Alipore Police Court  
no 27  
H. M. S. S. S. S.  
Stamp Vendor S.R.O. Judge Sadak

SL no 231 - Rs. 5000/-  
Rupees Five thousand only

Pranab Bhattacharya



360

For SRIJAN REALTY LIMITED

Pranab Bhattacharya

Director/Authorised Signatory



Sub-Registrar IV  
Registration ACT 1908  
South 24 P.S. Alipore  
- 3 MAR 2010

Nijal Surya Sarker  
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, 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**

**AASTHA NIKETAN PRIVATE LIMITED** a company incorporated under the Companies Act, 1956 having its registered office at 316 Canal Street, Kolkata-700048, Police Station Laketown, hereinafter referred to as **PURCHASER** (which 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 25<sup>th</sup> day of January, 2007 made between one Sahabuddin Mistry therein referred to as the Vendor 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 confirmed by Msst. Dulali Bibi and others and registered in the office of Additional Registrar of Assurances-I Kolkata and recorded in Book No.I, Volume No.- I, Pages 1 to 22, Being No.03631 for the year 2007, the said Vendor for the consideration therein mentioned granted transferred and

BETWEEN SRIJANA REALTY LIMITED (formerly known as Srijana Private Limited) a company incorporated under the Companies Act, 1956 having its registered office at premises No. 36/A, Egin Road, Kolkata - 700020 Police Station Bhowanipore, hereinafter referred to as the VENDOR (which term of 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

AASTHA NIKETAN PRIVATE LIMITED a company incorporated under the Companies Act, 1956 having its registered office at 318 Canal Street, Kolkata - 700016 Police Station Lakshmi, hereinafter referred to as the PURCHASER (which term of 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

of the OTHER PART



*[Handwritten Signature]*  
**Assistant Sub Registrar**  
**S. O. Registrar U/S 7 (2)**  
**Registration ACT 1956**  
**South 24 Parganas**  
**- 3 MAR 2010**

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 08 Decimals in L R Dag No. 499 and 01 Decimal in L R Dag 536 both aggregating to 09 Decimal 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 hereinafter referred to as the **SAID LAND**.

- B. The said Srijan Projects Private Limited(now known as Srijan Realty Limited) after purchasing the said 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 09 decimal of land be the same a little more or less in L.R Dag Nos.499 and 536 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.
- D. The Vendor has agreed to sell and the Purchaser has agreed to purchase 08 decimal of land in L.R Dag No. 499 and 01 decimal of Land in L.R Dag No. 536 both aggregating to 09 decimal of land free from all encumbrances, charges, liens, lispens, acquisition, requisition, attachments, trust of whatsoever nature at and for the consideration of Rs. 2,07,000/- (Rupees Two Lac and Seven Thousand only) more fully and particularly mentioned in the **SCHEDULE** hereunder written.



conveyed into and in favour of the said Purchaser the Vendor herein  
absolutely and forever free from all encumbrances and liabilities  
whichever All that the piece and parcel of land containing an area of 08  
Decimals in L.R. Dag No. 499 and 01 Decimal in L.R. Dag No. 536 both  
situated in 09 Decimal be the same or less situate lying at  
Police Station 31, No. 77, Police Station Sonapur, Pargana Magura,  
District No. 222, Tehsil No. 412, in the District of South 24 Parganas  
hereinafter referred to as the SAID LAND.

The said Shri Pradyumn Prasad Prasad, now known as Shri Pradyumn  
Prasad (Purchaser) has purchased the said land and got its name recorded in the L.R.  
record of this under L.R. Khatian No. 1126.

The Vendor herein has been seized and possessed of and  
has been and is hereby notified to All that the 09 Decimal of land be  
the same or less situate in L.R. Dag No. 499 and 01 Decimal of land be  
the same or less situate in L.R. Dag No. 536 situated lying at  
Police Station 31, No. 77, Police Station Sonapur, Pargana Magura,  
District No. 222, Tehsil No. 412, in the District of South 24 Parganas.



**Registrar - IV**  
**Registrar U/S 7 (2)**  
**Registration ACT 1908**  
**South 24 Parganas**  
**- 3 MAR 2010**



**NOW THIS INDENTURE WITNESSETH** that in consideration of the said sum of Rs 2,07,000/- (Rupees Two Lac and Seven 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 08 decimal of land in L. R. Dag No.499 and 01 Decimal land in L.R Dag No. 536 both aggregating to 09 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 L.R Dag No. 499 and L.R Dag No. 536 both in L.R.Khatian No. 1128 be the same a little more or less more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and such L.R Dag No. 499 and L.R Dag No. 536 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 now is 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 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

NOW THIS INSTRUMENT WITNESSETH that in consideration of the sum  
 of Rs. 2,07,000- (Rupees Two Lac and Seven Thousand only) of the  
 lawful money of the United Kingdom and fully 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 do and from the same and every part thereof forever assign  
 release and discharge the Purchaser and the said land the Vendor doth hereby  
 that the piece and parcel of land measuring 09 decimal of land in L.R. Dag  
 No. 459 and 01 Decimal land in L.R. Dag No. 555 both aggregating to 09 Decimals  
 of the same or more or less situate lying at Moha Manikpur J.L. No. 75  
 Police Station Sonapur, Pargana Magura District - South 24 Parganas in R.S.  
 No. 256, Torji No. 412, contained in L.R. Dag No. 498 and L.R. Dag No. 536 both  
 in L.R. Section No. 1128 be the same or more or less more fully and  
 completely assigned and conveyed in the SCHEDULE hereunder written and  
 the same are delineated in the map or plan  
 annexed hereto and the same are more fully described and distinguished  
 OTHERWISE than as aforesaid in the Schedule hereunder written and distinguished  
 TOGETHER WITH all rights appurtenant thereto and other rights, claims,  
 advantages and all kind of rights, privileges, easements, advantages and  
 appurtenances whatsoever to the said land or any part thereof belonging to or  
 otherwise appertaining or enjoyed or reputed known as



[Signature]  
**Assistant Sub Registrar-1.**  
**S.O. Registrar U/S 7 (2) of**  
**Registration ACT 1908**  
**Magura, South 24 Parganas**  
**- 3 MAR 2010**

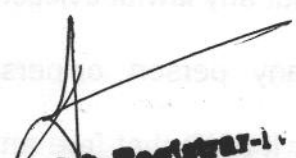




deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom it may procure the same without any action or suit **TO HAVE AND 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 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 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 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

...of the said land hereby granted and conveyed or expressed or intended  
...and every part thereof and to the use of the Purchaser  
...and forever and the Vendor doth hereby covenant with the Purchaser  
...in thing by the Vendor of his  
...of knowledge  
...and sufficiently entitled to the said  
...expressed or intended so to  
...of condition use trust or other  
...AND THAT



  
**Registrar - I**  
**S. Registrar U/S 7 (2) of**  
**Registration Act 1908**  
**South 24 Parganas**  
**- 3 MAR 2010**

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 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 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 08 decimal (out of total 08 decimal) in L.R Dag No.499 and 01 Decimal (out of total 01 decimal) in L.R Dag No. 536 both aggregating to 09 Decimal be the same a little more or less out of the said land being the total land in L.R. Dag No.499 and L.R Dag No. 536 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 such L R Dag no 499 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.498  
 ON THE SOUTH ; By L.R. Dag No.501  
 ON THE EAST : By L.R Dag No.501  
 ON THE WEST :.By L.R Dag Nos. 500 and 496

whosoever 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 or if the Vendor shall die in his lifetime and at all times thereafter at the request and costs of the Purchaser shall execute or cause to be done and executed all such deeds, contracts and things whatsoever as may be required for the purpose of carrying the said land and every part thereof into and to the use of the Purchaser in and to the best interests as shall or may be necessary or required.

THE SCHEDULE ABOVE REFERRED TO

... that the piece and parcel of land containing an area of 68 decimals (part of total 68 decimals) in L.R. Dag No 496 and 97 (Dahal) (out of total 01 decimal) in L.R. Dag No 538 both aggregating to 68 Decimals be the same a little more or less of the said land being the total land in L.R. Dag No 496 and L.R. Dag No 538 both situated in the Police Station of ... Police Station ...



**Dist. Sub Registrar-IV**  
**Sub Registrar U/S 7 (2)**  
**Registration ACT 1908**  
**Dist. South 24 Parganas**  
**3 MAR 2010**

L R Dag no 536 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.523

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

ON THE EAST : By L.R Dag No.535

ON THE WEST :By L.R Dag No. 522

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

For SRIJAN REALTY LIMITED

*Pranash Bhimrao*  
Director/Authorised Signatory



L.R. Dag No 525 is delineated in the map or plan annexed hereto and bordered in  
color Red thereon and duly and soundly as follows

ON THE NORTH By L.R. Dag No 525  
ON THE SOUTH By L.R. Dag No 525  
ON THE EAST By L.R. Dag No 525  
ON THE WEST By L.R. Dag No 525


IN WITNESS WHEREOF the Vendor hereto has hereunto set and subscribed  
his respective hand and seals on the day, date and year first above written

SIGNED SEALED AND DELIVERED BY

The within named Vendor as follows

1st SRIJAN REALTY LIMITED  
District Registrar  
District Registrar



  
**District Registrar-I**  
**S. Registrar U/S 7 (2) of**  
**Registration ACT 1908**  
**South 24 Parganas**  
- 3 MAR 2010

**RECEIVED** of and from the within-named Purchaser the within-mentioned sum of Rs. 2,07,000/- (Rupees Two Lac and Seven 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>
1) 19.01.2010	188385	Indian Bank, Sarat Bose Road, Kolkata.	Rs. 1,84,000/-
2) 19.01.2010	188386	Indian Bank, Sarat Bose Road, Kolkata.	Rs. 23,000/-

For SRIJAN REALTY LIMITED

*Prakash Bhimray*  
Director/Authorised Signatory

VENDOR

**WITNESSES :**

1. *Sayanti Santra*
2. *Amit Kumar Pal*

Prepared by:

*Rijal Surya Sarkar*  
Advocate

*Alipore Police Court*  
*Kolkata 70027*

RECEIVED of and from the within-mentioned  
 sum of Rs. 2,07,000/- (Rupees Two  
 Lacs and Seven Thousand only) being  
 consideration money as per  
 clause below:-

DATE	PAY ORDER NO.	NAME OF BANK	AMOUNT
19-07-2010	188385	Indian Bank Sant Bose Road Kolkata	Rs. 1,84,000/-
19-07-2010	188386	Indian Bank Sant Bose Road Kolkata	Rs. 23,000/-

FOR SELLER REALTY LIMITED  
 Director

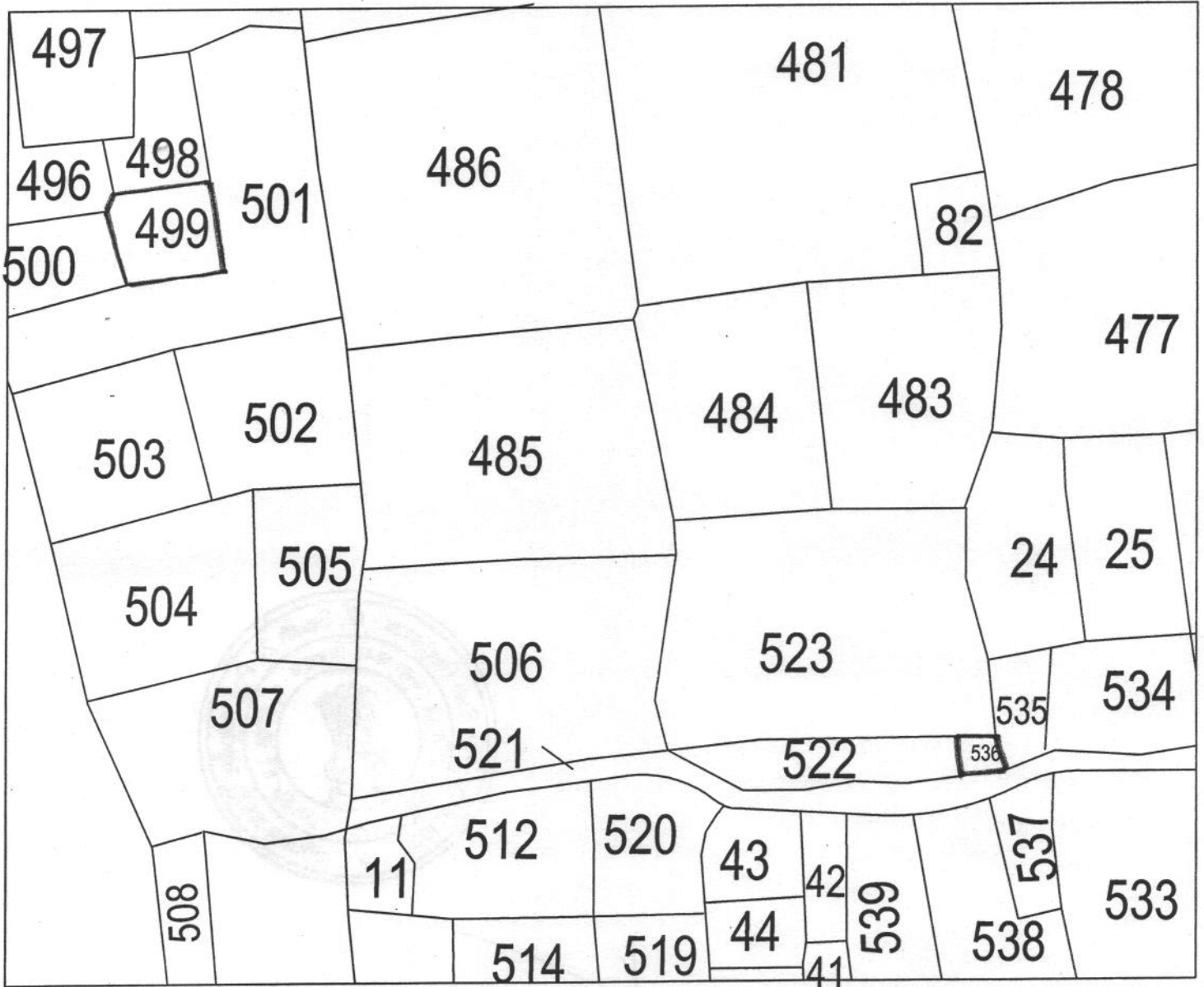
VENDOR



*[Signature]*  
 District Sub Registrar-  
 No. Registrar U/S 7 (2)  
 Registration ACT 1908  
 Office, South 24 Parganas  
 - 3 MAR 2010

DEED PLAN OF THE L.R. PLOTS- 499,536, 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

*Prakash Bhattacharya*  
Director/Authorised

DEED PLAN OF THE L.R. PLOTS-499,500, MOUZA MANIKPUR, J.L. NO-77  
POLICE STATION-SONARPUR, DIST-24 PARGANAS(SOUTH)

PORTION TO BE CONVEYED  
SHOWN IN RED COLOUR

























*[Signature]*  
**Special Sub Registrar-I.**  
**Registrar U/S 7 (2) C.**  
**Registration ACT 1908**  
**South 24 Parganas**  
- 3 MAR 2010

SHRIAN REALTY LIMITED

*[Faint handwritten text]*



**SPECIMEN FORM FOR TEN FINGER PRINTS**

	Praveen Bhimani					
		<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
		<b>(Left Hand)</b>				
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
<b>(Right Hand)</b>						
	Dinesh Kumar Agrawal					
		<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
		<b>(Left Hand)</b>				
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
<b>(Right Hand)</b>						
<b>PHOTO</b>						
	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>	
	<b>(Left Hand)</b>					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>	
<b>(Right Hand)</b>						
<b>PHOTO</b>						
	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>	
	<b>(Left Hand)</b>					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>	
<b>(Right Hand)</b>						

Hand	Thumb	Index	Middle	Ring	Little
Right hand	Right hand	Right hand	Right hand	Right hand	Right hand
Hand	Thumb	Index	Middle	Ring	Little
Left hand	Left hand	Left hand	Left hand	Left hand	Left hand
Hand	Thumb	Index	Middle	Ring	Little
Right hand	Right hand	Right hand	Right hand	Right hand	Right hand
Hand	Thumb	Index	Middle	Ring	Little
Left hand	Left hand	Left hand	Left hand	Left hand	Left hand
Hand	Thumb	Index	Middle	Ring	Little
Right hand	Right hand	Right hand	Right hand	Right hand	Right hand
Hand	Thumb	Index	Middle	Ring	Little
Left hand	Left hand	Left hand	Left hand	Left hand	Left hand



**Registrar Sub Registrar-I**  
**No. Registrar U/S 7 (2) of**  
**Registration ACT 1908**  
**Nayaga, South 24 Parganas**  
 - 3 MAR 2010

[Faded handwritten signature and illegible text]



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

**Endorsement For Deed Number : I - 01586 of 2010**  
**(Serial No. 01411 of 2010)**

**On 03/03/2010**

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

Presented for registration at 18.30 hrs on :03/03/2010, at the Private residence by Prakash Bhimrajka ,Executant.

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

Execution is admitted on 03/03/2010 by

1. Prakash Bhimrajka

Authorised Signatory, Srijan Realty Ltd, Elgin Rd, 36/1a, Eligin Road, KOLKATA MUNICIPAL CORPORATION, Thana:-Bhowbanipore, WEST BENGAL, India, Pin :-700020 .

By Profession: Others

Identified By Ujjal Surya Sarkar, son of . , Alipore Police Court, , Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste: Hindu, By Profession: Advocate.

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

**On 04/03/2010**

**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) = 5346/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 04/03/2010

**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.-486709/-

Certified that the required stamp duty of this document is Rs.- 29213 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 24213/- is paid, by the draft number 297592, Draft Date 03/03/2010, Bank Name State Bank Of India, Gokhle Rd, received on 04/03/2010

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

EndorsementPage 1 of 1


04/03/2010 17:20:00



**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I  
CD Volume number 6  
Page from 2214 to 2226  
being No 01586 for the year 2010.



  
(Dulal Chandra Saha) 10-March-2010  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal