

PO 2887

03/54/11

# भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

## INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H-534068

Certified that the document is admitted to register, the signature sheets and the endorsement sheets attached with this document are part of this document.

2K 484/0  
558/11

20/4/11

Sub-Registrar  
Muz in Parganas, Alipore  
Registration Act 1908  
26 APR 2011

THIS INDENTURE made this 20<sup>th</sup> day of April

Two Thousand Eleven



400	250.00
2(2)	150.00
<hr/>	
400	400.00

Realized on 20/4/11

20/4/11

VENDOR No.5



578 17-03-2011  
Value of M. J. Stamp Rs. 50/-  
Name of Promoter  
Address

**HARI DAS**  
Advocate  
Alipore Police Court  
Kolkata-700027

Certificate of Registration  
CD Vol.  
P. No.

*[Signature]*  
S. SUTYADHAR  
Senior Counsel S. N. S. Indian Council

- *Premal Bhow*



1065

For **STUTI PROMOTERS PVT. LTD.**

*Premal Bhow*  
Director/Authorized Signatory

For **KYAL COMPLEX PVT. LTD.**

*Premal Bhow*  
Director/Authorized Signatory

For **Kyal Promoters Pvt Ltd**

*Premal Bhow*  
Director

For **KYAL HIRISE PVT. LTD.**

*Premal Bhow*  
Director/Authorized Signatory

For **VINAYAK GARDENS PVT. LTD.**

*Premal Bhow*  
Director/Authorized Signatory

For **UMANG ESTATES PVT LTD**

*Premal Bhow*  
Director/Authorized Signatory

For **BENGAL SRIJAN PROJECTS PVT. LTD**

*Premal Bhow*  
Director/Authorized Signatory



*[Signature]*  
Sub-Registrar-I  
Alipore Sub-Division, Alipore,  
Registrar U/S 7 (B) of  
Registration Act 1908  
17-03-2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 11  
Page from 1773 to 1799  
being No 03154 for the year 2011.



  
(Dulal Chandra Sena) 29-April-2011  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal

VENDOR No.5.





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

Endorsement For Deed Number : I - 03154 of 2011  
(Serial No. 02887 of 2011)

On 20/04/2011

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

Presented for registration at 18.41 hrs on :20/04/2011, at the Private residence by Prakash Bhimrajka , one of the Executants.

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

Execution is admitted on 20/04/2011 by

1. Prakash Bhimrajka

Director/authorised Signatory, Umang Estates Pvt Ltd (pan No Aaacu7012p), 10/4b Elgin Rd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Director/authorised Signatory, Stuti Promoters Pvt Ltd (pan No Aaics3332b), 10/4b Elgin Rd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Director/authorised Signatory, Bengal Srijan Projects Pvt Ltd (pan No Aaccb8532d), 36/1a Elgin Rd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Director/authorised Signatory, Vinayak Gardens Pvt Ltd (pan No Aaccv2412i), 10/4b Elgin Rd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Director/authorised Signatory, Kyal Hirise Pvt Ltd (pan No Aaccj7326a), 36/1a Elgin Rd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Director/authorised Signatory, Kyal Promoters Pvt Ltd (aacc7325d), 36/1a Elgin Rd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Director/authorised Signatory, Kyal Complex Pvt Ltd (pan No Aacc7526n), 36/1a Elgin Rd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

, By Profession : ---

2. Prasanta Kr Adak

Kanungo, West Bengal Housing Board, 105 S.n.banerjee Rd, Thana:-Taltola, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700014 .

, By Profession : ---

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

**Executed by Attorney**

Execution by

1. Prakash Bhimrajka, son of . , District:-South 24-Parganas, WEST BENGAL, India, P.O. :- By Caste Hindu, By Profession: ---, as the constituted attorney of 1. Ram Naresh Agarwal 2. Shyam Sunder Agarwal 3. Vinod Kumar Agarwal 4. Savita Agarwal 5. Kiran Agarwal 6. Anita Agarwal is admitted by him.



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

26/04/2011 16:09:00

EndorsementPage 1 of 2

VENDOR No.5.





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

Endorsement For Deed Number : I - 03154 of 2011  
(Serial No. 02887 of 2011)

Identified By Ujjal Surya Sarkar, son of . , Alipore Police Court, 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 21/04/2011**

**Payment of Fees:**

Amount By Cash

Rs. 0/-, on 21/04/2011

Amount by Draft

Rs. 120643/- is paid , by the draft number 153780, Draft Date 20/04/2011, Bank Name State Bank of India, BALLYGUNGE, received on 21/04/2011

( Under Article : A(1) = 120604/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 21/04/2011 )

**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.-10964064/-

Certified that the required stamp duty of this document is Rs.- 767495 /- and the Stamp duty paid as: Impressive Rs.- 50/-

**Deficit stamp duty**

Deficit stamp duty Rs. 767550/- is paid, by the draft number 153779, Draft Date 20/04/2011, Bank Name State Bank of India, BALLYGUNGE, received on 21/04/2011

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

**On 26/04/2011**

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

**Payment of Fees:**

Amount By Cash

Rs. 0/-, on 26/04/2011

Exempted ( on 25/04/2011 )



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

26/04/2011 16:09:00

EndorsementPage 2 of 2

VENDOR No.5,

**BETWEEN**

1. **M/S UMANG ESTATES PRIVATE LIMITED** a company incorporated under the Companies Act, 1956 having its registered office at premises No. 10/4B, Elgin Road, 1<sup>st</sup> floor, Kolkata- 700020, represented by its director Mr.Ram Naresh Agarwal hereinafter referred to as the **VENDOR No.1.**
2. **M/S STUTI PROMOTERS PRIVATE LIMITED** a company incorporated under the Companies Act, 1956 having its registered office at premises No. 10/4B, Elgin Road, 1<sup>st</sup> floor, Kolkata- 700020, represented by its director Mr. Ram Naresh Agarwal hereinafter referred to as the **VENDOR No.2.**
3. **M/S BENGAL SRIJAN PROJECTS PRIVATE LIMITED** a company incorporated under the Companies Act, 1956 having its registered office at premises No. 36/1 A , Elgin Road, Kolkata- 700 020, represented by its director Mr.Ram Naresh Agarwal hereinafter referred to as the **VENDOR No.3.**
4. **RAM NARESH AGARWAL,** Son of Late N.K.Agarwal residing at 135 G, S.P.Mukherjee Road, Kolkata- 700026, hereinafter referred to as the **VENDOR No.4.**
5. **M/S VINAYAK GARDENS PRIVATE LIMITED** a company incorporated under the Companies Act, 1956 having its registered office at premises No. 10/4B, Elgin Road, 1<sup>st</sup> floor, Kolkata- 700020, represented by its Director Mr. Pawan Kumar Agarwal hereinafter referred to as the **VENDOR No.5.**



Premier Bhawan

As Constituted Attorney of

- 1. Ram Narok Agarwal
- 2. Shyam Sunder Agarwal
- 3. Vinod Kumar Agarwal
- 4. Sabita Agarwal
- 5. Kiran Agarwal
- 6. Anita Agarwal



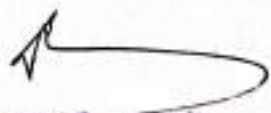
10/04

Prasanta Kr. Adak.

**P. K. ADAK**  
 KANUNGO  
 West Bengal Housing Board  
 1, N. Banerjee Rd., Kol-14



Identified by me  
 Bijal Suryo Sarkar  
 Advocate  
 Alipore Police Court  
 Kolkata - 27



Registrar of Alipore  
 South of Parganas, Alipore,  
 Registrar U/S 7 (3) of  
 Registration Act 1908  
 B U No 11 1111

6. **SHYAM SUNDER AGARWAL**, Son of Late N.K.Agarwal Residing at 135 G, S.P.Mukherjee Road, Kolkata- 700026, hereinafter referred to as the **VENDOR No.6,**
7. **M/S KYAL HIRISE PRIVATE LIMITED** a company incorporated under the Companies Act, 1956 having its registered office at premises No. 36/1 A , Elgin Road, Kolkata- 700 020, represented by its director Mr.Sunil Agarwal, hereinafter referred to as the **VENDOR No.7,**
8. **M/S KYAL PROMOTERS PVT. LTD** a company incorporated under the Companies Act, 1956 having its registered office at premises No. 36/1 A , Elgin Road, Kolkata- 700 020, represented by its director Mr.Sunil Agarwal, hereinafter referred to as the **VENDOR No.8,**
9. **M/S KYAL COMPLEX PVT. LTD** a company incorporated under the Companies Act, 1956 having its registered office at premises No. 36/1 A , Elgin Road, Kolkata- 700 020, represented by its director Mr.Suresh Agarwal, hereinafter referred to as the **VENDOR No.9,**
10. **VINOD KUMAR AGARWAL**, Son of Late N.K.Agarwal residing at 135 G, S.P.Mukherjee Road, Kolkata- 700026, hereinafter referred to as the **VENDOR No.10,**
11. **SAVITA AGARWAL**, wife of Mr Ram Naresh Agarwal residing at 135 G, S.P.Mukherjee Road, Kolkata- 700026, hereinafter referred to as the **VENDOR No.11,**
12. **KIRAN AGARWAL**, wife of Mr. Shyam Sunder Agarwal residing at 135 G, S.P.Mukherjee Road, Kolkata- 700026, hereinafter referred to as the **VENDOR No.12,**
13. **ANITA AGARWAL**, wife of Mr. Vinod Kumar Agarwal residing at 135 G, S.P.Mukherjee Road, Kolkata- 700026, hereinafter referred to as the **VENDOR No.13,**





*[Handwritten signature]*  
Registrar of Companies,  
South 24 Parganas, Alipore,  
Registrar U/S 7 (2) of  
Registration Act 1908  
20 APR 2011

(Which term or expression unless excluded by or repugnant to the subject or context shall in the case of Individuals be deemed to mean and include their respective heirs, executors, administrators legal representatives and assigns and in the case of Companies shall be deemed to mean and include its successors or successor in interest and assigns) of the ONE PART

AND

WEST BENGAL HOUSING BOARD, a body corporate created under the West Bengal Housing board act 1972 (W.B.Act XXXII of 1972 together with the up to date amendment of the act) having its registered office at premises No. 105, S.N. Banerjee Road, P.S- Taltala, Kolkata-700 014, represented by Prasanta Kumar Adak hereinafter referred to as the 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) One Kalidas Bhattacharya was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to amongst others All That the piece and parcel of land measuring 161 sataks be the same a little more or less situate lying at Mouza Manikpur, J.L. No. 77, P.S. Sonarpur, Touzi No. 412, R.S. No. 228, C.S. & R.S. Khatian No.145, R.S Dag No.639 (81 Sataks) and R.S Dag No. 674 (80 Sataks) in the District of South 24-Parganas (hereinafter referred to as the said first plot of land).





*[Handwritten signature]*

**District Sub-Registrar,  
South 24 Parganas, Alipore,  
Registrar U/S 7 (2) of  
Registration Act 1908  
20 APR 2011**

*[Handwritten text in a box]*

B) One Gour Ghosh was also absolutely seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of land measuring 94 sataks be the same a little more or less situate lying at Mouza Manikpur, J.L. No. 77, P.S. Sonarpur, R.S. No. 226, Touzi No. 412, C.S & R.S. Khatian No. 145, Dag No.674 (80 sataks) and Dag No. 639 (14 Sataks) in the District of South 24-Parganas (hereinafter referred to as the said **Second plot of land**).

C) By a Bengali Kobala dated the 18<sup>th</sup> day of December, 1942 made between the said Kalidas Bhattacharya therein referred to as the Vendor of the One Part and one Kangal Chandra Ghosh and Hari Charan Ghosh therein jointly referred to as the Purchasers of the Other Part and registered at the office of Sub-Registrar Baruipur, in Book No.I, Volume No.50, Pages 145 to 149, Being No. 5002 for the year 1942, the Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein amongst others All That said first plot of land absolutely and forever more fully and particularly described in the schedule thereunder written.

D) By another Bengali Kobala dated the 17<sup>th</sup> day of November, 1950 made between the said Gour Ghosh therein referred to as the Vendor of the One Part and one Smt. Monorama Devi therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar Baruipur, in Book No.I, Volume No.63, Pages 259 to 260, Being No. 5627 for the year 1950, the said Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the said **Second plot of land** absolutely and forever more fully and particularly described in the schedule thereunder written.



E) Bv.



*[Handwritten signature]*

**Sub-Registrar-IV**  
**South 24 Parganas, Alipore,**  
**Registrar U/S 7 (2) of**  
**Registration Act 1908**  
**20 Apr 2011**

E) By another Bengali Kobala dated the 24<sup>th</sup> day of November, 1954 made between the said Kangal Chandra Ghosh and Hari Charan Ghosh therein jointly referred to as the Vendors of the One Part and One Tasbanu Bibi, wife of Ahmed Ali Mir, therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar Baruipur, in Book No.I, Volume No.76, Pages 281 to 283, Being No. 7130 for the year 1954, the said Vendors therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the said first plot of land absolutely and forever more fully and particularly described in the schedule thereunder written

F) By another Bengali Kobala dated the 16<sup>th</sup> day of May, 1995 made between the said Smt. Monorama Devi therein referred to as the Vendor of the One Part and One Smt. Bithi Das wife of Dr. Ashish Ranjan Das therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar Sonarpur, in Book No.I, Volume No.49, Pages 189 to 195, Being No. 3219 for the year 1995, the said Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the said Second plot of land absolutely and forever more fully and particularly described in the schedule thereunder written.

G) By a Deed of Exchange dated the 21<sup>st</sup> day of July, 2006 made between the said Smt. Bithi Das therein referred to as the Party of the First Part and the said Tasbanu Bibi therein referred to as the Party of the Second Part and registered at the office of the Additional-District, Sub-Registrar Sonarpur in Book No. I, Being No. 6269 for the year 2006 the said Smt. Bithi Das granted, transferred, conveyed, assigned and assured unto and in favour of the said Tasbanu Bibi ALL that the piece and parcel of land containing an area of 80 Sataks be the





State Sub-Registrar-IV  
Sahib Gaj Pargana, Alipore,  
Registrar U/S 7 (2) of  
Registration Act 1908  
20 April 2011

same a little more or less in Dag no 674 out of the land so purchased by her by the aforesaid recited Deed no 3219 of 1995, similarly the said Tasbanu Bibi granted, transferred, conveyed, assigned, and assured unto and in favour of the said Smt. Bithi Das ALL that the piece and parcel of land containing an area of 81 Sataks be the same a little more or less in Dag No. 639 the land so purchased by her by the aforesaid recited Deed No. 7130 of 1954.

H) Thus the said Tasbanu Bibi became the absolute owner of All That the piece and parcel of land containing an area of 160 sataks be the same a little more or less situate lying at Mouza Manikpur, J.L. No. 77, P.S. Sonarpur, R.S. No. 226, Touzi No. 412, L.R. Khatian No. 296, L.R. Dag No. 674, in the District of South 24-Parganas (hereinafter referred to as the said entire land).

I) By a Bengali Kobala dated the 21<sup>st</sup> day of July, 2006 made between the said Tasbanu Bibi therein referred to as the Vendor of the One Part and the said Smt. Bithi Das wife of Dr. Ashish Ranjan Das therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar Sonarpur, by Being No. 866 for the year 2006, the said Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the land measuring 2 Kottahs 1 Chittack 3 Sq.Ft equivalent of 3.5 sataks out of the said entire land.

J) By another Bengali Kobala dated the 27<sup>th</sup> day of September, 2006 made between the said Tasbanu Bibi therein referred to as the Vendor of the One Part and One Gleem Pharmaceuticals Private Limited having its registered Office at 87 Adarshapally, P.S Khardah, District 24 Parganas(North) therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar Sonarpur, by Being No. 7741 for the year 2006, the said





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**Sub-Registrar-IV**  
**South 2A Parganas, Alipore,**  
**Registrar U/S 7 (2) of**  
**Registration Act 1908**  
**20 APR 2011**

Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That land measuring 20 Kottahs equivalent of 33 sataks out of the said entire land.

K) By a Bengali Danpatra (Deed of Gift) dated the 27<sup>th</sup> day of September, 2006 made between the said Tasbanu Bibi therein referred to as the Donor of the One Part and Akbar Ali Mir, Asraf Ali Mir And Afez Ali Mir herein therein jointly referred to as the Donees of the Other Part and registered at the office of Additional District Sub-Registrar Sonarpur, in Book No.I, Volume No.149, Pages 359 to 364, Being No. 7742 for the year 2006, the said Donor therein out of her natural love and affection towards the Donees therein made a free and absolute gift of All That the remaining piece and parcel of land containing an area of 123.5 sataks out of the said entire land.

L) By an Indenture dated 30<sup>th</sup> day of April 2010 entered into by Akbar Ali Mir, Asraf Ali Mir And Afez Ali Mir therein referred to as the Vendors of the one part and M/S UMANG ESTATES PVT.LTD the Vendor No 1 herein therein referred to as the Purchaser of the other part and registered in the Office of the District Sub Registrar -IV, South 24 Parganas in Book No.- I , C.D Volume No.- 13, Page Nos from 1285 to 1301 , Being No.03617 for the year 2010 the said Vendors for the consideration therein sold, transferred, conveyed, assigned and assured unto and in favour of the said Purchaser all that land measuring 10 decimal out of the total land of 160 Decimal in L.R. Dag No. 674, Mouza Manikpur in the District of South 24-Parganas and the said Umang Estates Pvt Ltd thereafter recorded their names in the L.R Record of rights in L.R Khatian No. 1375 .

M) By an Indenture dated 30<sup>th</sup> day of April 2010 entered into by Akbar Ali Mir, Asraf Ali Mir And Afez Ali Mir therein referred to as the Vendors of the one





**Assistant Sub-Registrar-IV**  
**Section 20 Corporate, Aligra,**  
**Registrar UPS 7 (B) of**  
**Registration Act 1908**  
**20 APR 2011**

part and M/S STUTI PROMOTERS PVT. LTD the Vendor No 2 herein therein referred to as the Purchaser of the other part and registered in the Office of the District Sub Registrar -IV, South 24 Parganas in Book No.- I , C.D Volume No.- 12, Page Nos from 2868 to 2883 , Being No.03357 for the year 2010 the said Vendors for the consideration therein sold, transferred, conveyed, assigned and assured unto and in favour of the said Purchaser all that land measuring 10 decimal out of the total land of 160 Decimal in L.R. Dag No. 674, Mouza Manikpur in the District of South 24-Parganas and the said Stuti Promoters Pvt Ltd thereafter recorded their names in the L.R Record of rights in L.R Khatian No. 1374.

N) By an Indenture dated 30<sup>th</sup> day of April 2010 entered into by Akbar Ali Mir, Asraf Ali Mir And Afez Ali Mir therein referred to as the Vendors of the one part and M/S BENGAL SRIJAN PROJECTS PVT. LTD the Vendor No 3 herein therein referred to as the Purchaser of the other part and registered in the Office of the District Sub Registrar -IV, South 24 Parganas in Book No.- I , C.D Volume No.-12, Page Nos from 2761 to 2776 , Being No.03349 for the year 2010 the said Vendors for the consideration therein sold, transferred, conveyed, assigned and assured unto and in favour of the said Purchaser all that land measuring 10 decimal out of the total land of 160 Decimal in L.R. Dag No. 674, Mouza Manikpur in the District of South 24-Parganas and the said Bengal Srijan Projects Pvt Ltd thereafter recorded their names in the L.R Record of rights in L.R Khatian No. 1377.

O) By an Indenture dated 30<sup>th</sup> day of April 2010 entered into by Akbar Ali Mir, Asraf Ali Mir And Afez Ali Mir therein referred to as the Vendors of the one part and Ram Naresh Agarwal the Vendor No 4 herein therein referred to as the Purchaser of the other part and registered in the Office of the District Sub





State Sub-Registrar-IV  
South 24 Parganas, Alipore,  
Registrar U/S 7 (2) of  
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Registrar -IV, South 24 Parganas in Book No.- I , C.D Volume No.-12, Page Nos from 1852 to 1867 , Being No.03356 for the year 2010 the said Vendors for the consideration therein sold, transferred, conveyed, assigned and assured unto and in favour of the said Purchaser all that land measuring 10 decimal out of the total land of 160 Decimal in L.R. Dag No. 674, Mouza Manikpur in the District of South 24-Parganas and the said Ram Naresh Agarwal thereafter recorded his names in the L.R Record of rights in L.R Khatian No. 1368.

P) By an Indenture dated 30<sup>th</sup> day of April 2010 entered into by Akbar Ali Mir, Asraf Ali Mir And Afez Ali Mir therein referred to as the Vendors of the one part and M/S VINAYAK GARDENS PVT. LTD the Vendor No 5 herein therein referred to as the Purchaser of the other part and registered in the Office of the District Sub Registrar -IV, South 24 Parganas in Book No.- I , C.D Volume No.- 12, Page Nos from 2777 to 2792 , Being No.03350 for the year 2010 the said Vendors for the consideration therein sold, transferred, conveyed, assigned and assured unto and in favour of the said Purchaser all that land measuring 10 decimal out of the total land of 160 Decimal in L.R. Dag No. 674, Mouza Manikpur in the District of South 24-Parganas and the said M/s Vinayak Gardens Pvt Ltd. thereafter recorded its name in the L.R Record of rights in L.R Khatian No. 1376.

Q) By an Indenture dated 30<sup>th</sup> day of April 2010 entered into by Akbar Ali Mir, Asraf Ali Mir And Afez Ali Mir therein referred to as the Vendors of the one part and SHYAM SUNDER AGARWAL the Vendor No 6 herein therein referred to as the Purchaser of the other part and registered in the Office of the District Sub Registrar -IV, South 24 Parganas in Book No.- I , C.D Volume No.-12, Page Nos from 2836 to 2851 , Being No.03354 for the year 2010 the said Vendors for the consideration therein sold, transferred, conveyed, assigned and assured unto and in favour of the said Purchaser all that land measuring 10 decimal out of the

total



**Registrar-IV**  
**South 24 Parganas, Alipore,**  
**Registrar U/S 7 (3) of**  
**Registration Act 1908**  
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total land of 160 Decimal in L.R. Dag No. 674, Mouza Manikpur in the District of South 24-Parganas and the said Mr Shyam Sunder Agarwal. thereafter recorded its name in the L.R Record of rights in L.R Khatian No. 1369.

R) By an Indenture dated 30<sup>th</sup> day of April 2010 entered into by Akbar Ali Mir, Asraf Ali Mir And Afez Ali Mir therein referred to as the Vendors of the one part and M/S KAYAL HIRISE PVT. LTD the Vendor No 7 herein therein referred to as the Purchaser of the other part and registered in the Office of the District Sub Registrar –IV, South 24 Parganas in Book No.- 1 , C.D Volume No.-12, Page Nos from 3376 to 3391 , Being No.03355 for the year 2010 the said Vendors for the consideration therein sold, transferred, conveyed, assigned and assured unto and in favour of the said Purchaser all that land measuring 10 decimal out of the total land of 160 Decimal in L.R. Dag No. 674, Mouza Manikpur in the District of South 24-Parganas and the said Kayal Hirise Pvt. Ltd.. thereafter recorded their name in the L.R Record of rights in L.R Khatian No. 1379.

S) By an Indenture dated 30<sup>th</sup> day of April 2010 entered into by Akbar Ali Mir, Asraf Ali Mir And Afez Ali Mir therein referred to as the Vendors of the one part M/S KAYAL PROMOTERS PVT. LTD the Vendor No 8 herein therein referred to as the Purchaser of the other part and registered in the Office of the District Sub Registrar –IV, South 24 Parganas in Book No.- 1 , C.D Volume No.-12, Page Nos from 2884 to 2899 , Being No.03358 for the year 2010 the said Vendors for the consideration therein sold, transferred, conveyed, assigned and assured unto and in favour of the said Purchaser all that land measuring 3.5 decimal out of the total land of 160 Decimal in L.R. Dag No. 674, Mouza Manikpur in the District of South 24-Parganas and the said Kayal Promoters Pvt. Ltd.. thereafter recorded their name in the L.R Record of rights in L.R Khatian No. 1380.

T) By an Indenture dated 30<sup>th</sup> day of April 2010 entered into by Akbar Ali Mir, Asraf Ali Mir And Afez Ali Mir therein referred to as the Vendors of the one part



STATE REGISTRATION  
OFFICE IN FERRIS, ALBERTA  
REGISTERED NO. 102 of  
REGISTRATION ACT 1910  
20 Dec. 1911



M/S KAYAL COMPLEX PVT. LTD the Vendor No 9 herein therein referred to as the Purchaser of the other part and registered in the Office of the District Sub Registrar –IV, South 24 Parganas in Book No.- I , C.D Volume No.-12, Page Nos from 2932 to 2947 , Being No.03361 for the year 2010 the said Vendors for the consideration therein sold, transferred, conveyed, assigned and assured unto and in favour of the said Purchaser all that land measuring 10 decimal out of the total land of 160 Decimal in L.R. Dag No. 674, Mouza Manikpur in the District of South 24-Parganas and the said Kayal Complex Pvt. Ltd.. thereafter recorded their name in the L.R Record of rights in L.R Khatian No. 1378.

U) By an Indenture dated 30<sup>th</sup> day of April 2010 entered into by Akbar Ali Mir, Asraf Ali Mir And Afez Ali Mir therein referred to as the Vendors of the one part VINOD KUMAR AGARWAL the Vendor No 10 herein therein referred to as the Purchaser of the other part and registered in the Office of the District Sub Registrar –IV, South 24 Parganas in Book No.- I , C.D Volume No.-12, Page Nos from 2581 to 2596, Being No.03338 for the year 2010 the said Vendors for the consideration therein sold, transferred, conveyed, assigned and assured unto and in favour of the said Purchaser all that land measuring 10 decimal out of the total land of 160 Decimal in L.R. Dag No. 674, Mouza Manikpur in the District of South 24-Parganas and the said Vinod Kumar Agarwal thereafter recorded his name in the L.R Record of rights in L.R Khatian No. 1370.

V) By an Indenture dated 30<sup>th</sup> day of April 2010 entered into by Akbar Ali Mir, Asraf Ali Mir And Afez Ali Mir therein referred to as the Vendors of the one part and SAVITA AGARWAL the Vendor No 11 herein therein referred to as the Purchaser of the other part and registered in the Office of the District Sub Registrar –IV, South 24 Parganas in Book No.- I , C.D Volume No.-12, Being No.03362 for the year 2010 the said Vendors for the consideration therein sold, transferred, conveyed, assigned and assured unto and in favour of the said



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**District Sub-Registrar-IV**  
**South 24 Parganas, Alipora.**  
**Registrar U/S 7 (2) of**  
**Registration Act 1908**  
**20 APR 2011**

Purchaser all that land measuring 10 decimal out of the total land of 160 Decimal in L.R. Dag No. 674, Mouza Manikpur in the District of South 24-Parganas and the said Savita Agarwal thereafter recorded her name in the L.R Record of rights in L.R Khatian No. 1372.

W) By an Indenture dated 30<sup>th</sup> day of April 2010 entered into by Akbar Ali Mir, Asraf Ali Mir And Afez Ali Mir therein referred to as the Vendors of the one part and KIRAN AGARWAL the Vendor No 12 herein therein referred to as the Purchaser of the other part and registered in the Office of the District Sub Registrar -IV, South 24 Parganas in Book No.- I , C.D Volume No.-12, Page Nos 2916 to 2931 Being No.03360 for the year 2010 the said Vendors for the consideration therein sold, transferred, conveyed, assigned and assured unto and in favour of the said Purchaser all that land measuring 10 decimal out of the total land of 160 Decimal in L.R. Dag No. 674, Mouza Manikpur in the District of South 24-Parganas and the said Kiran Agarwal thereafter recorded her name in the L.R Record of rights in L.R Khatian No. 1371.

X) By an Indenture dated 30<sup>th</sup> day of April 2010 entered into by Akbar Ali Mir, Asraf Ali Mir And Afez Ali Mir therein referred to as the Vendors of the one part and ANITA AGARWAL the Vendor No 13 herein therein referred to as the Purchaser of the other part and registered in the Office of the District Sub Registrar -IV, South 24 Parganas in Book No.- I , C.D Volume No.-12, Page Nos 2900 to 2915 Being No.03359 for the year 2010 the said Vendors for the consideration therein sold, transferred, conveyed, assigned and assured unto and in favour of the said Purchaser all that land measuring 10 decimal out of the total land of 160 Decimal in L.R. Dag No. 674, Mouza Manikpur in the District of South 24-Parganas and the said Anita Agarwal thereafter recorded her name in the L.R Record of rights in L.R Khatian No. 1373.



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Y). Thus the said Vendors herein became the absolute owners of All that the piece and parcel of land containing an area of 123.5 Decimal of land (out of total 160 decimal in the Dag) situate lying at Mouza Manickpur, J.L. No. 77, P.S. Sonarpur, L.R. Dag No. 674, L.R.Khatian No- 1368 to 1380 in the District of South 24-Parganas free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions trusts of what so ever nature (hereinafter referred to as the said land).

Z) The Vendors have jointly agreed to sell and the Purchasers have agreed to Purchase the said land measuring 123.5 Decimal situate lying at Mouza Manickpur, J.L. No. 77, P.S. Sonarpur, L.R. Khatian Nos. 1368,1369,1370,1371,1372,1373,1374,1375,1376,1377,1378,1379,1380 in L.R. Dag No. 674 in the District of South 24-Parganas together with a Dwelling Unit of 150 Sq.Ft. free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature more fully and particularly described in the schedule hereunder written (hereinafter referred to as the Said Demised Land) and at or for a consideration of Rs. 1,09,64,064/- (Rupees One Crore Nine Lacs Sixty Four Thousand Sixty Four only) tendered by M/S Bengal Greenfield Housing Development Ltd (a joint Sector Company with the West Bengal Housing Board) for and on behalf of the West Bengal Housing Board.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,09,64,064/- (Rupees One Crore Nine Lacs Sixty Four Thousand Sixty Four only) of the lawful money of the Union of India well and truly paid by M/S Bengal Greenfield Housing Development Ltd (a joint Sector Company with the West Bengal Housing Board) for and on behalf of the West Bengal Housing Board the



Registrar Sub-Registrar  
South 24 Parganas, Alipore  
Registrar U/S 7 (2) of  
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20 APR 2011



Purchaser herein 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 Purchaser 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 Purchaser, All That the piece and parcel of land measuring 123.5 sataks be the same a little more or less in Mouza Manickpore, J.L. No. 77, P.S. Sonarpur, L.R. Khatian Nos. 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379 and 1380 in L.R. Dag No. 674 in the District of South 24 Parganas Together with a Dwelling Unit of 150 Sq.Ft. more fully and particularly described in the Schedule hereunder written (hereinafter referred to as the "Said Land") OR HOWSOEVER OTHERWISE the said demised 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 demised 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 demised 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 demised 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





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**Deputy Sub-Registrar-IV**  
**South 24 Parganas, Alipore,**  
**Registrar U/S 7 (3) of**  
**Registration Act 1908**  
**20 APR 2011**

Purchaser absolutely and forever and the Vendors do and each of them doth hereby covenant with the Purchaser THAT NOTWITHSTANDING any act, deed or thing by the Vendors or their respective 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 demised 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 Purchaser in the manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said demised 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 demised 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 Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly



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**District Sub-Registrar-IV**  
**South 24 Parganas, Alipore,**  
**Registrar U/S 7 (2) of**  
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**20 APR 2011**



assuring the said demised 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 :**  
**(The Said Land)**

All That the piece and parcel of land measuring 123.5 Decimal be the same a little more or less being part of <sup>R.S and</sup> L.R Dag No. 674 (such L.R Dag contains total area of 160 sataks) Together with a Dwelling Unit of 150 Sq.Ft. situate lying at Mouza Manickpore, J.L. No. 77, L.R. Khatian No. 1368 to 1380, L.R. Dag No. 674 in the District of South 24 Parganas, the entire Dag is butted and bounded in the following manner :-

- THE NORTH** : By L.R Dag No. 639
- ON THE EAST** : By Mouza Malancha and Road
- ON THE SOUTH** : By L.R Dag No.675 & 676
- ON THE WEST** : By L.R Dag No. 673 & 644



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**District Sub-Registrar-IV**  
**South 24 Parganas, Alipore,**  
**Registrar U/S 7 (3) of**  
**Registration Act 1908**  
**20 APR 2011**

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

SIGNED SEALED AND DELIVERED

by the VENDOR at Kolkata in the presence of :

1. *Nijal Surjan Sarkar*  
36/1A, Elgin Road,  
Kolkata - 700070.

2. *Santosh Kumar Das*

For UMANG ESTATES PVT. LTD.  
*Praman Bhunia*  
Director/Authorized Signatory  
PAN NO - AAACU702P

For SIUTI PROMOTERS PVT. LTD.  
*Praman Bhunia*  
Director/Authorized Signatory  
PAN NO - AAICS 33321B

For BENGAL SRIJAN PROJECTS PVT. LTD  
*Praman Bhunia*  
Director/Authorized Signatory  
PAN NO - AAECB8532D

For VINAYAK GARUENS PVT. LTD.  
*Praman Bhunia*  
Director/Authorized Signatory  
PAN NO - AAECV 2412L

For KYAL HIRISE PVT. LTD.  
*Praman Bhunia*  
Director / Authorized Signatory  
PAN NO - AAECR 7326A

For Kyal Promoters Pvt. Ltd  
*Praman Bhunia*  
Director  
PAN NO - AAECR 7325D

For KYAL COMPLEX PVT. LTD.  
*Praman Bhunia*  
Director / Authorized Signatory  
PAN NO - AAECR 7526M





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District Sub-Registrar-IV  
South 24 Parganas, Alipore,  
Registrar U/S 7 (3) of  
Registration Act 1908  
20 APR 2011

Lunak Bhand

(NANASH KUMAR BHIMASINGH)

As Constituted Attorney for:

1. Ram Narish Agarwal
2. Shyam Sunder Agarwal
3. Vinod Kumar Agarwal
4. Savita Agarwal
5. Kiran Agarwal
6. Anita Agarwal

**SIGNED SEALED AND DELIVERED**

By the PURCHASER at Kolkata in the presence of:

Prasanta Kr Adak.

P. K. ADAK

KANUNGO

West Bengal Housing Board

105, S. N. Banerjee Rd., KOL-74

PRNSB-Adak-0019K

1. Nijal Surya Sarkar

2. Saroj Kumar  
Alipore Police Court  
KOL-27

Prepared by me:

Nijal Surya Sarkar  
Attornay  
Alipore Police Court  
KOL-27



*[Handwritten signature]*

**Madhya Pradesh-4**  
**Madhya Pradesh, Madhya Pradesh,**  
**Registrar (C) & (D) of**  
**Registration Act 1956**  
**20/07/2024**



Received by adjustment and  
appropriation out of the Various amount  
paid by the Purchaser under this Deed  
.....

Rs. 1,09,64,064/-

(Rupees One Crore Nine Lacs Sixty Four Thousand Sixty Four only).

**WITNESSES:**

1. *Nijal Surya Sarkar*

2. *Saraj Kumar Das*

FOR UMANG ESTATES PVT. LTD.

*Premal Bhunia*  
Director/Authorized Signatory

FOR STUTI PROMOTERS PVT. LTD.

*Premal Bhunia*  
Director/Authorized Signatory

FOR BENGAL SRIJAN PROJECTS PVT. LTD.

*Premal Bhunia*  
Director/Authorized Signatory

FOR VINAYAK GARDENS PVT. LTD.

*Premal Bhunia*  
Director/Authorized Signatory

FOR KYAL HIRISE PVT. LTD.

*Premal Bhunia*  
Director / Authorized Signatory

*Premal Bhunia*

As Constituted Attorney of For Kyal Promoters Pvt. Ltd.

*Ram Naresh Agarwal*  
*Shyam Sunder Agarwal*  
*Vinod Kumar Agarwal*  
*Savita Agarwal*  
*Kiran Agarwal*  
*Amila Agarwal*

*Premal Bhunia*  
Director

FOR KYAL COMPLEX PVT. LTD.

*Premal Bhunia*  
Director / Authorized Signatory



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**District Sub-Registrar-IV**  
**South 24 Parganas, Alipore.**  
**Registrar U/S 7 (3) of**  
**Registration Act 1908**  
**20 APR 2011**

SPECIMEN FORM FOR TEN FINGER PRINTS

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






Name..... Prakash Kumar Bhimrasna

Signature..... Prakash Bhimrasna

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

Name..... Prasanta Ks Adai

Signature..... 

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

Name.....

Signature.....



YOUZ  
S/LR  
P.L.A.



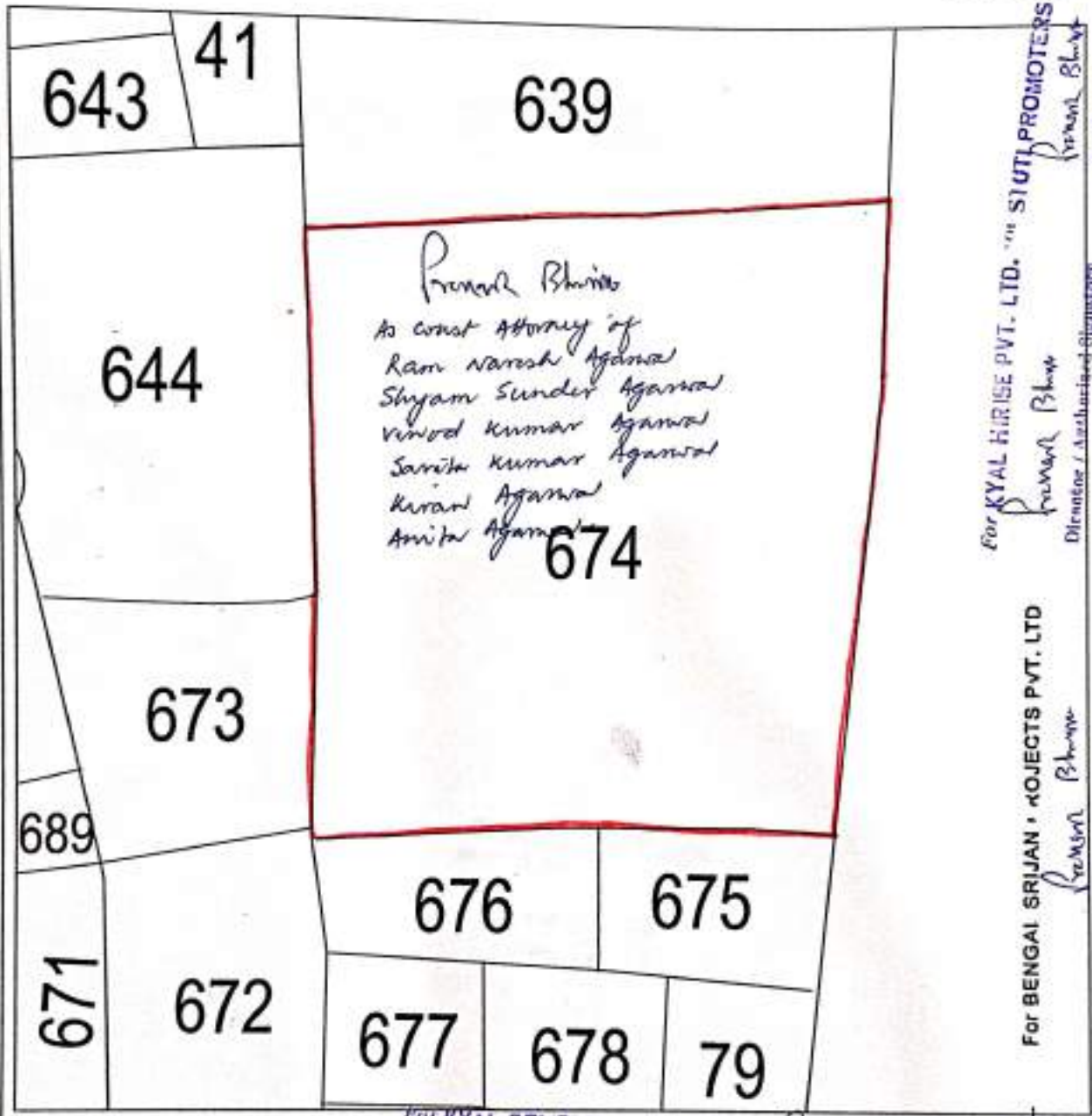
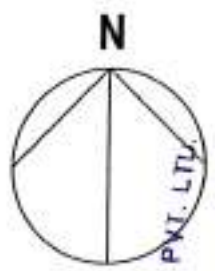
**District Sub-Registrar-IV**  
**South 24 Parganas, Allpore,**  
**Registrar U/S 7 (3) of**  
**Registration Act 1908**

20 APR 2011

UZA-MANIKPUR  
 LR DAG NO.-674  
 NO-77

S. SONARPUR UNDER RAJPUR-  
 SONARPUR MUNICIPALITY,  
 SOUTH 24 PARGANA

CONVEYED AREA MARKED IN RED



*Premal Bhunia*  
 As Const Attorney of  
 Ram Narash Agawal  
 Shyam Sunder Agawal  
 Vinod Kumar Agawal  
 Sarita Kumar Agawal  
 Kiran Agawal  
 Anita Agawal

For KYAL HIRISE PVT. LTD. *Premal Bhunia*  
 Director/Authorised Signatory  
 For KYAL PROMOTERS PVT. LTD. *Premal Bhunia*  
 Director/Authorised Signatory  
 For BENGAL SRIJAN PROJECTS PVT. LTD *Premal Bhunia*  
 Director/Authorised Signatory

For Kyal Promoters Pvt Ltd  
*Premal Bhunia*

For KYAL COMPLEX PVT. LTD:  
*Premal Bhunia*  
 Director / Authorized Sign.

*Premal Bhunia*

P. K. ADAK  
 KANUNGO

For UMANG ESTATES PVT LTD  
*Premal Bhunia*  
 Director/Authorised Signatory

For VINAYAK GARDENS PVT. LTD.  
*Premal Bhunia*  
 Director/Authorised Signatory

West Bengal Housing Board  
 105, S. N. Banerjee Rd., Kol-14



**Registrar - IV**  
**South 24 Parganas, Alipore.**  
**Registrar U/S 7 (2) of**  
**Registration Act 1908**  
**20 APR 2011**