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15

22/11/11 पश्चिम बंगाल WEST BENGAL

K 220541

2466/11

Certified that the Document is admitted to  
Registration. The Signature Stamp and the  
embossed seal attached to this document  
are the part of this Document.

Assistant Registrar  
of Assurances - Kolkata  
22-2-11

THIS INDENTURE made this 22<sup>nd</sup> day of February, in  
the year Two Thousand and Eleven BETWEEN (1) RAJESH LALWANI,  
having PAN AGHPL2749L and (2) RAKESH LALWANI, having  
PAN AGHPL2750M, both sons of late Gurmukhdas alias Gurmukhdas

As. Rajesh Lalwani  
Rakesh Lalwani

95769

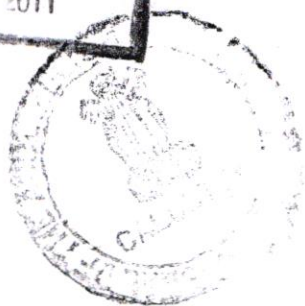
14 JAN 2011

Sold to.....B. M. BAGARIA & CO.  
Address.....Solicitors & Advocates  
6, Old Post Office Street  
Rs.....Kolkata-700 001...

L. S. VENDOR  
HIGH COURT, CAL

22/02/2011

Additional Registry of  
Assurances-1, Kolkata  
22 FEB 2011



Sukhendu Samanta  
870, Sahadeb Samanta  
2/5, Sarat Bose Rd  
vel. 26  
Serial,



Lalwani, both Hindu businessmen and both residing at Premises No. 32, Mahamayatala Main Road, Sindhibari, P.O. Garia, P.S. Sonarpur, Kolkata – 700084, both hereinafter jointly referred to as the VENDORS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include them and their respective heirs, executors, administrators and agents) of the FIRST PART and (1) SUGAM GRIHA NIRMAAN PVT.LTD. having PAN AAEC57354N, a Company governed by the Companies Act 1956 and having its registered office at 2/5, Sarat Bose Road, P.S. Bhowanipore, Kolkata-20 and (2) ERODE MERCHANTS PVT.LTD. having PAN AAACE5513F a Company governed by the Companies Act, 1956 and having its registered office at 2/5, Sarat Bose Road, P.S. Bhowanipore, Kolkata – 20 and (3) ALEXIA DEALERS PVT. LTD. having PAN AAHCA0632L a Company governed by the Companies Act, 1956 and having its Registered Office at 2/5, Sarat Bose Road, P.S. Bhowanipore, Kolkata – 20 all represented by their Director, Mr. Ashok Saraf, son of Sri Santosh Kumar Saraf and (4) ARYA PROJECTS LTD having PAN AACCA 1732C a Company governed by the Companies Act, 1956 and having its Registered Office at Commerce House, 2<sup>nd</sup> floor, 2, Ganesh Chandra Avenue, P.S. Bowbazar, Kolkata 13 and represented by its Director, Mr. Ramesh Kumar Arya, son of Late Murali Arya and all are hereinafter jointly referred to as the 'PURCHASERS' (which expression shall unless excluded by or repugnant to the subject or context be deemed to include the said companies and their respective Successors-in-interest, agents and assigns) of the SECOND PART and RAJESH LALWANI, having PAN AGHPL2749L, son of late Gurmukhdas alias Gurmukhdas Lalwani, a Hindu, residing at No. 32, Mahamayatala Main Road, Sindhibari, P.O. Garia, P.S. Sonarpur, Kolkata – 700084 being the Executor of the last Will and Testament dated 10<sup>th</sup> October, 2007 of late Gurmukhdas (also known as Gurmukhdas Lalwani) appointed under the Probate dated 19<sup>th</sup> May, 2010 granted in P.L.A. No. 108 of 2010 by the Hon'ble High Court at Kolkata in its testamentary and intestate jurisdiction, hereinafter referred to as the 'EXECUTOR' (which expression shall unless excluded by or repugnant to the subject or context be deemed to include his Successors-in-Office and agents) of the THIRD PART.

WHEREAS one Shyam Das alias Shyam Das Lalwani alias Shyam Das Tharoomal of premises No. 32, Mahamayatala Main Road, Sindhibari, P.O. Garia, P.S. Sonarpur, Kolkata – 700084 was seized and possessed of several pieces and parcels of land lying situate within the municipal limits of the Rajpur-Sonarpur Municipality.

*Asst. H. Lalwani*  
*Mohini*

Additional Register of  
Amendments-1, Hobart  
22 FEB 2011



**AND WHEREAS** by a Deed of Gift dated 6<sup>th</sup> October, 2007 made between Gurmukhdas therein called the Granita and Shyam Das therein called the Data and duly registered in Book No. I, Volume No. 36, Pages 117 to 132, being No. 10844 for the year 2008 AND registered with THE A.D.S.R., Sonarpur, the said donor Shyam Das for the consideration therein mentioned absolutely transferred by way of absolute gift in favour of the said donee Gurmukhdas All Those several pieces and parcels of land containing a total area of 71 cottahs 4 chittacks 0 sq.ft. morefully described in the tapsil thereunder written and the said donor retained the respective portions of the respective dags aggregating to 53.23 Decimals particulars of which all the lands transferred by way of gift and retained/not transferred are set out hereunder.

| RS DAG | NATURE OF LAND | TOTAL LAND (DECIMALS) | GIFTED LAND AREA (DECIMALS) | GIFTED AREA (KH-CH-SFT.) | BALANCE LAND RETAINED BY SHYAMDAS (DECIMALS) |
|--------|----------------|-----------------------|-----------------------------|--------------------------|----------------------------------------------|
| 1578   | Danga          | 19                    | 19.00                       | 11-07-41.40              | Nil                                          |
| 1579   | Sali           | 48                    | 19.00                       | 11-07-41.40              | 29.0                                         |
| 1582   | Danga          | 13                    | 06.00                       | 03-10-03.60              | 7.0                                          |
| 1583   | Danga          | 09                    | 05.00                       | 03-00-18.00              | 4.0                                          |
| 1605   | Danga          | 29                    | 29.00                       | 17-08-32.40              | Nil                                          |
| 1606   | Danga          | 05                    | 05.00                       | 03-00-18.00              | Nil                                          |
| 1607   | Sali           | 09                    | 09.00                       | 05-07-05.40              | Nil                                          |
| 1762   | Danga          | 36                    | 22.77                       | 13-12-18.00              | 13.23                                        |
| 1763   | Danga          | 03                    | 03.00                       | 01-13-01.80              | Nil                                          |
|        | <b>Total</b>   | 171                   | 117.77                      | 71-04-00.00              | 53.23                                        |

**AND WHEREAS** in pursuance of the said in part recited registered deed of gift dated 6<sup>th</sup> October, 2007 the said Gurmukhdas became entitled to a total of 71 cottahs 4 chittacks of land lying situate at Mouza Kusumba, R.S. No. 138, Khatian No. 1741, in Ward No. 7 of the Rajpur-Sonarpur Municipality, P.S. Sonarpur, Sub-Registration Office Sonarpur P.O. Narendrapur, District 24 Parganas (South) and the said Gurmukhdas was exercising all rights of absolute/permanent occupation and paying the land revenue (khazna) in respect of the said land to the Government of West Bengal and has been possessing and enjoying the same without any denial, dispute or restriction whatsoever.

Asst. H. G. Gaurani  
M. L. Wani

Additional Register of  
Accounts-I, Haryana  
2 FEB 2011





**AND WHEREAS** being seized and possessed of inter alia the said 71 cottahs 4 chittacks of land which was gifted in his favour in pursuance of in part recited registered deed dated 6<sup>th</sup> October, 2007 the said Gurmukhdas has on or about 29<sup>th</sup> October, 2007 died testate after having made and published his last Will and Testament dated 10<sup>th</sup> October, 2007 whereof he appointed his elder son the said Rajesh Lalwani as the sole executor of the said Will and whereby he bequeathed his various properties in favour of the various legatees expressly stated in the said Will.

**AND WHEREAS** the said Testator Gurmukhdas by his said Will bequeathed an area of 261 decimals equivalent to 157 cottahs 14 chittacks 21.60 sq.ft. in favour of his two sons being the Vendors abovenamed.

**AND WHEREAS** in P.L.A. No. 108 of 2010 filed in the High Court at Calcutta in its testamentary and intestate jurisdiction, the Hon'ble High Court at Calcutta was pleased to grant a probate of the said Will in favour of and unto the said Rajesh Lalwani with effect and within the State of West Bengal, the said Rajesh Lalwani had undertaken to administer the said properties and credits according to the said Will and to make a full and true inventory thereof and exhibited the same before the Hon'ble court within the time stated in the order/probate dated 10<sup>th</sup> May, 2010.

**AND WHEREAS** the said Executor assented to the vesting of the immovable property (land) bequeathed under the said Will in favour of the respective legatees particulars whereof are stated in the said Will.

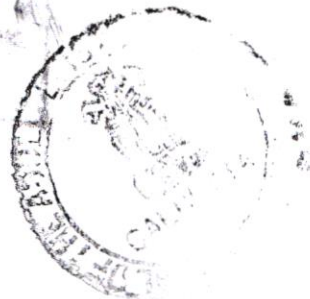
**AND WHEREAS** the said Vendors have become entitled to a portion of the said gifted lands under the said registered deed of gift dated 6<sup>th</sup> October, 2007 granted and transferred in favour of Gurmukhdas by way of gift made by the said Shyam Das under the registered deed of gift dated 6<sup>th</sup> October, 2007 registered as being No. 10844 for the year 2008 with A.D.S.R. Sonarpur.

**AND WHEREAS** out of the said lands so gifted in favour of the said Gurmukhdas the Vendors by a conveyance dated 8<sup>th</sup> October, 2010 duly registered in Book No. 1, as being No. 09751 for the year 2010 the said Vendors have already sold and transferred in favour of the said Purchasers an area containing 87 decimals equivalent to 52 cottahs 10 chittacks 7.2 sq.ft. and more fully described in the schedule thereunder written and the Vendors agreed to sell to the Purchasers their remaining area of 3.0 decimals equivalent to 1 cottah 13 chittacks 1.8 sq.ft.

Atx. H. Lalwani  
Rajesh Lalwani

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Additional Register  
Administrative-1, Kaituma  
2 FEB 1961





and more fully described in the schedule hereunder written and hereinafter called the "said lands".

**AND WHEREAS** the Vendors are in possession control and enjoyment of the said lands and have on negotiation agreed to sell the said lands having an area of 3 decimals to the said Purchasers absolutely and forever at a price of Rs. 3,26,700/- calculated @ Rs. 1,80,000/- per cottah together with the existing structures/quarters/tin sheds for a lumpsum amount of Rs. 31,000/- amounting to a total consideration of Rs. 3,57,700/- free from all encumbrances, charges, mortgages, lispence, disputes, acquisitions, requisitions, attachments and restrictions but subject however to the liability of the payment of municipal tax and land revenue in respect thereof from the date hereof as herein appearing.

**AND WHEREAS** for the purpose of perfecting the sale and transfer of the said land by the said Vendors in favour of the said Purchasers the said Executor has at the request of the Vendors agreed to join in these presents to confirm having assented to the vesting of the said land in favour of the said Vendors and confirming and accepting the rights of the Vendors hereby exercised to sell and transfer the pieces and parcels of land hereby intended to be transferred in favour of the Purchasers.

**NOW THIS INDENTURE WITNESSETH** that in the premises aforesaid and in consideration of the sum of Rs. 3,57,700/- (Rupees Three Lacs Fifty Seven Thousand and Seven Hundred) only well and truly paid by the Purchasers to the said Vendors at or before the execution of these presents (the receipt whereof the said Vendors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit, discharge and release the said Purchasers and also the said land hereby transferred) THEY the said Vendors do hereby absolutely and indefeasibly grant, convey, transfer, sell, assign and assure unto and in favour of the said Purchasers the said lands being All Those several pieces and parcels of land of danga nature containing a total of 3 decimals equivalent to 1 cottah 13 chittacks 1.8 sq.ft. (being the remaining lands held by the said Vendors out of the lands gifted in favour of the said late Gurmukhdas in pursuance of the said in part recited registered deed of gift dated 6<sup>th</sup> October, 2007 registered with A.D.S.R. Sonarpur as being No. 10844 for the year 2008) lying situate at Mouza Kusumba, Gram Kusumba, J.L. No. 50, Pargana Medanmolla, R.S. Dag No. 1763, R.S. Khatian No. 1530, L.R. Dag No. 1845, L.R. Khatian No. 1741, R.S.No. 138 within the limits of P.S. Sonarpur, A.D.S.R. Barupur presently Sonarpur within the District of 24 Parganas (South)

As. H. Jalwani  
witness

Additional Registrar of  
Assurances-I, Kolkata  
29 FEB 2011



2. The said Vendors do hereby covenant with the said Purchasers as follows: -

- (i) That the right title and interest which the Vendors do hereby profess to transfer does subsist and that the Vendors have good right, full power and absolute authority to grant, convey, transfer, assign and assure the said lands unto the said Purchasers in the manner aforesaid.
- (ii) That the said land hereby transferred is free from all encumbrances, liens, charges, disputes, mortgages, lispendences, attachments, acquisitions and/or requisitions whatsoever or howsoever made or suffered by the said

Dr. H. Z. Galvani



Additional Register of  
Assessments-I, Kolkata  
22 FEB 2011



Vendors or their predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid.

- (iii) They the said Vendors do hereby declare that the danga land hereby sold have not been used for agricultural purposes and there are no bhagchasi or bargadar in the said land.
- (iv) That the Vendors do hereby indemnify and agree to indemnify the Purchasers and the said land from or against all claims and disputes and also against all right, title, interest, charges and encumbrances whatsoever concerning the said land made done executed and occasioned by the said Vendors or their predecessors-in-title or any third party.
- (v) It shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and upon and hold and enjoy the said lands and every part thereof and to receive the rents, issues and profits thereof without any interruption, hindrance, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons claiming through under or in trust for the Vendors.
- (vi) The said Vendors and all other persons claiming any estate, right, title and interest whatsoever in the said lands from the said Vendors or their predecessors-in-title shall and will at all times hereafter at the cost and expenses of the Purchasers make, do, acknowledge and execute and cause to be made, done, acknowledged and executed all such further acts deeds and things as shall be required for more perfectly assuring and perfecting the right and ownership of the said Purchasers as shall be reasonably required.
- (vii) All annual land rents (khazna) and municipal rates and taxes and other outgoings of the said lands as upto the date hereof have been paid by the Vendors and if any amounts have been found to be payable towards the said municipal rates and taxes and annual land revenue (khazna) upto the date hereof the same shall be paid by the said Vendors.
- (viii) That the said Vendors at or before the execution hereof have put the Purchasers in khas and vacant possession of the said land.

*Attn. H. Z. Galwani*  
*re: [unclear]*

Additional Register of  
Accounts-1, Hotham  
22 FEB 2011





- (ix) The said Vendors hereby covenant with the Purchasers that the Vendors will produce/cause to be produced the said Probate and the said copy of the Will of Late Gurmukh Das relating to the said lands hereby sold before the Purchasers and at all trials, examination and occasions for establishing and proving the title and rights of the Vendors to Sell and transfer the said lands to the Purchasers and shall at the costs of the Purchasers give true and attested copies of the same when required by the Purchasers and shall keep the same safe and unobliterated.
- (x) The said Executor doth hereby confirm that in his capacity, as Executor as aforesaid to the last Will and Testament of late Gurmukhdas Lalwani, he has assented to the vesting of the said land in favour of the said Vendors and doth hereby confirm the absolute right of the said Vendors to sell and transfer of the said land in favour of the Purchasers in the manner and on the terms herein contained.

**THE SCHEDULE ABOVE REFERRED TO:**

**ALL THOSE** several pieces and parcels of Danga land containing a total area of 3.0 decimals equivalent to 1 cottah 13chittacks 1.8 sq.ft. (more or less) <sup>LOWER TYPE</sup> <sup>lower type</sup> TOGETHER WITH 3 nos residential quarters with tile sheds and aggregating to 310 sq.ft. and lying situate at Kusumba, being Municipal Holding No. 710, under Ward No.7 of Rajpur-Sonarpur Municipality comprised in R.S. Khatian No. 1530, R.S. Dag No. 1763, L.R. Dag No. 1845, L.R. Khatian No. 1741, Mouza Kusumba, P.S. Sonarpur, Sub-Registration Office Sonarpur, P.O. Narendrapur, Pargana Madanmolla, J.L. No. 50, R.S. No.138 in the District 24 Parganas (South).

AND the said lands are shown in Red borders on the map or plan thereof annexed hereto and butted and bounded as follows :

|              |   |                       |
|--------------|---|-----------------------|
| On the North | : | By road ;             |
| On the South | : | By R.S. Dag No. 1762; |
| On the East  | : | By R.S.Dag No.1764;   |
| On the West  | : | By R.S. Dag No. 1763. |

*Asst. H. Qalwani*  
*Madanmolla*

Additional Registrar of  
Assurances - Madras  
22 FEB 1951



IN WITNESS WHEREOF the parties hereto have signed and executed these presents the day month and year first above written.

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

Rajesh Lalwani ✓

1. Kosagani,  
Attorney - At - Law,  
6, Old Post Office Street,  
Kolkata - 700001

Rohit Lalwani ✓

2. P. Lalwani  
22-2-2011

32. Mahanagarata main Road  
P.O. Gawa - Kolkata - 700089.

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

For SUGAM GRIHA NIRMAAN PVT. LTD.

Ashok Kumar

Director

ERODE MERCHANTS PVT. LTD.

Ashok Kumar ✓

Director

ALEXIA DEALERS PVT. LTD.

Ashok Kumar

Director

1. Kosagani,  
Attorney - At - Law,  
6, Old Post Office Street,  
Kolkata - 700001

2. P. Lalwani  
22-2-2011

32. Mahanagarata main Road  
P.O. Gawa - Kolkata - 700089.

For ARYA PROJECTS LIMITED

Ramesh Kumar Arya

Director

(RAMESH KUMAR ARYA)

**SIGNED SEALED AND DELIVERED**

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

Rajesh Lalwani

1. Kosagani,  
Attorney - At - Law,  
6, Old Post Office Street,  
Kolkata - 700001

2. P. Lalwani  
22-2-2011

32. Mahanagarata main Road  
P.O. Gawa - Kolkata - 700089.

Additional Registrar of  
Assurances-I, Kolkata  
22 FEB 2011





**RECEIVED** of and from the within named Purchasers the within mentioned sum of Rs. 3,57,700/- (Rupees Three Lacs Fifty Seven Thousand and Seven Hundred) only in full payment of the agreed consideration money as per memo below :

**MEMO OF CONSIDERATION**

| Sl. no.            | Drawer                        | Drawee         | Banker's<br>Cheque<br>No. | Drawn on (Bank)                        | Amount<br>(Rs.)    |
|--------------------|-------------------------------|----------------|---------------------------|----------------------------------------|--------------------|
|                    |                               |                | Date                      | Branch                                 |                    |
| 1                  | Erode Merchants Pvt. Ltd.     | Rajesh Lalwani | 142259<br>12.01.11        | HDFC Bank<br>(Central Plaza Branch)    | 44,712.50          |
| 2.                 | Erode Merchants Pvt. Ltd.     | Rakesh Lalwani | 142258<br>12.01.11        | HDFC Bank<br>(Central Plaza Branch)    | 44,712.50          |
| 3.                 | Alexia Dealers Pvt. Ltd.      | Rajesh Lalwani | 142254<br>12.01.11        | HDFC Bank<br>(Central Plaza Branch)    | 44,712.50          |
| 4.                 | Alexia Dealers Pvt. Ltd.      | Rakesh Lalwani | 142253<br>12.01.11        | HDFC Bank<br>(Central Plaza Branch)    | 44,712.50          |
| 5.                 | Sugam Griha Nirmaan Pvt. Ltd. | Rajesh Lalwani | 142249<br>12.01.11        | HDFC Bank<br>(Central Plaza Branch)    | 44,712.50          |
| 6.                 | Sugam Griha Nirmaan Pvt. Ltd. | Rakesh Lalwani | 142250<br>12.01.11        | HDFC Bank<br>(Central Plaza Branch)    | 44,712.50          |
| 7.                 | Arya Projects Ltd.            | Rajesh Lalwani | 333697<br>12.01.11        | HSBC Bank<br>(Dalhousie Square Branch) | 44,712.50          |
| 8.                 | Arya Projects Ltd.            | Rakesh Lalwani | 333713<br>13.01.11        | HSBC Bank<br>(Dalhousie Square Branch) | 44,712.50          |
| <b>Grand Total</b> |                               |                |                           |                                        | <b>3,57,700.00</b> |

Witnesses

K. S. Aggarwal,  
Attorney-at-Law  
6, Old Post office Street,  
Kolkata.

Raj. Lalwani  
dd. 2.2.11.

32 Mahanagarala main Road  
P.O. Garia Kolkata, 700089.

*Raj. Lalwani*  
*Raj. Lalwani*

(continued at page - 11)

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**Additional Registrar of  
Assurances-1, Kolkata**  
22 FEB 2011



Witness :

1. *Kosagane,*  
Attorney - At-Law  
6, Old Post Office Street,  
Kolkata - 700001
2. *Pen. Lalasan*  
22.2.2011.
- 32, *Mahamajetale near Road*  
*P.O. Gais. Kolkata. 700084.*

Drafted by me :

*Kosagane*

(K.P. BAGARIA)  
Advocate  
Enrollment No.  
WB/518/1969

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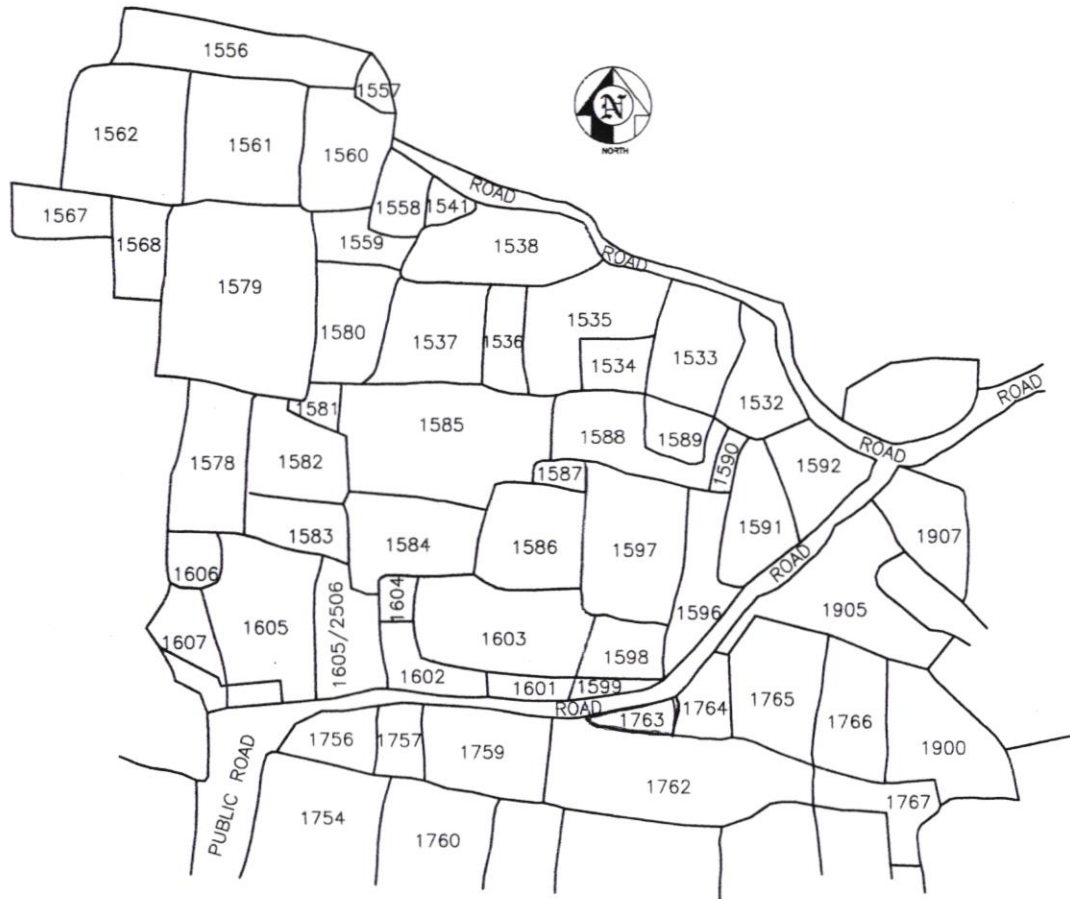
**Additional Registry of  
Assessors - J. Kolben**  
22 FEB 1977





**SITE PLAN OF L.R. DAG NO. 1845 (R.S DAG NO. 1763) L.R. KHATIAN NO. 1741 AT MOUZA KUSUMBA,P.O. NARENDRAPUR, J.L. NO. 50, R.S. NO. 138, IN THE DISTRICT 24 PARGANAS (SOUTH) UNDER WARD NO. 7 OF THE RAJPUR SONARPUR MUNICIPALITY.**

**AREA OF LAND : 3 DECIMALS(EQUIVALENT TO 1 COTTAH 13 CHITTACKS 1.8 SQ.FT)**



**For GRIHA GRIHA NIRMAAN PVT. LTD.**

*Ashok Saraf*  
**Director**

**For ABTA PROJECTS LIMITED**

*A. Henry*  
**Director**

*Galwani*  
*malwani*

**ALEXIA DEALERS PVT. LTD**

*Ashok Saraf*  
**Director**

**ERODE MERCHANTS PVT. LTD.**

*Ashok Saraf*  
**Director**

Additional Registrar of  
Assurances - J. Kolbata  
22 FEB 22



# SPECIMAN FORM FOR TEN FINGER PRINTS

## Left Hand

| Little | Ring | Middle | Fore | Thump |
|--------|------|--------|------|-------|
|        |      |        |      |       |



*Ashok Baraf*

## Right Hand

| Little | Ring | Middle | Fore | Thump |
|--------|------|--------|------|-------|
|        |      |        |      |       |

## Left Hand

| Little | Ring | Middle | Fore | Thump |
|--------|------|--------|------|-------|
|        |      |        |      |       |



*Henry*

## Right Hand

| Little | Ring | Middle | Fore | Thump |
|--------|------|--------|------|-------|
|        |      |        |      |       |

## Left Hand

| Little | Ring | Middle | Fore | Thump |
|--------|------|--------|------|-------|
|        |      |        |      |       |



*Galwan*

## Right Hand

| Little | Ring | Middle | Fore | Thump |
|--------|------|--------|------|-------|
|        |      |        |      |       |

## Left Hand

| Little | Ring | Middle | Fore | Thump |
|--------|------|--------|------|-------|
|        |      |        |      |       |



*Nelson*

## Right Hand

| Little | Ring | Middle | Fore | Thump |
|--------|------|--------|------|-------|
|        |      |        |      |       |

## Left Hand

| Little | Ring | Middle | Fore | Thump |
|--------|------|--------|------|-------|
|        |      |        |      |       |

PHOTO

## Right Hand

| Little | Ring | Middle | Fore | Thump |
|--------|------|--------|------|-------|
|        |      |        |      |       |

*0*

**Additional Registrar of  
Assurances-I, Kolkata**  
22 FEB 2011







**Government Of West Bengal**  
**Office Of the A.R.A.-I KOLKATA**  
**District:-Kolkata**

**Endorsement For Deed Number : I - 01433 of 2011**  
**(Serial No. 01292 of 2011)**

**On**

**Payment of Fees:**

**On 22/02/2011**

**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 : 23,5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 4707/-, on 22/02/2011

( Under Article : A(1) = 4609/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 22/02/2011 )

**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.-419700/-

Certified that the required stamp duty of this document is Rs.- 25202 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 25202/- is paid 14437414/01/2011 State Bank of India, SSI BRANCH, BHOWANIPORE, received on 22/02/2011

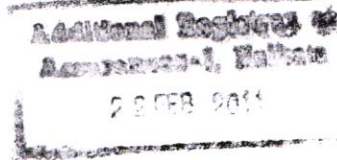
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13.20 hrs on :22/02/2011, at the Office of the A.R.A.-I KOLKATA by Ashok Saraf , one of the Claimants.

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

Execution is admitted on 22/02/2011 by

1. Rajesh Lalwani, son of Lt Gurmukhdas Lalwani , Sindhibari  
32, Mahamayatala Main Road, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700084 , By Caste Hindu, By Profession : Business
2. Rakesh Lalwani, son of Lt Gurmukhdas Lalwani , Sindhibari  
32, Mahamayatala Main Road, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700084 , By Caste Hindu, By Profession : Business
3. Rajesh Lalwani ( Executor ), son of Lt Gurmukhdas Lalwani , Sindhibari  
32, Mahamayatala Main Road, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700084 , By Caste Hindu, By Profession : Cultivation



**( Ashok Bandyopadhyay )**  
**ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA**



**Government Of West Bengal**  
**Office Of the A.R.A.-I KOLKATA**  
**District:-Kolkata**

**Endorsement For Deed Number : I - 01433 of 2011**  
**(Serial No. 01292 of 2011)**

**4. Ashok Saraf**

Director, Sugam Griha Nirmaan Pvt Ltd, 2/5, Sarat Bose Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Director, Erode Merchants Pvt Ltd, 2/5, Sarat Bose Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Director, Alexia Dealers Pvt Ltd, 2/5, Sarat Bose Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .  
, By Profession : Business

**5. Ramesh Kumar Arya**

Director, Arya Projects Ltd, 2, Ganesh Chandra Avenue, Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .  
, By Profession : Business

Identified By Sukhendu Samanta, son of Sahadeb Samanta, 2/5, Sarat Bose Road, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 , By Caste: Hindu, By Profession: Service.

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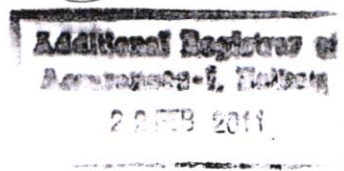
**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.R.A.-I KOLKATA, District- Kolkata**  
**Signature / LTI Sheet of Serial No. 01292 / 2011**

**I . Signature of the Presentant**

| Name of the Presentant | Photo | Finger Print | Signature with date            |
|------------------------|-------|--------------|--------------------------------|
| Ashok Saraf            |       |              | <i>Ashok Saraf</i><br>22/02/11 |

**II . Signature of the person(s) admitting the Execution at Office.**

| Sl No. | Admission of Execution By                                                                                                                                                                     | Status | Photo                                                                               | Finger Print                                                                                 | Signature             |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-----------------------|
| 1      | Rajesh Lalwani<br>Address -Sindhibari<br>32, Mahamayatala Main Road,<br>Kolkata, Thana:-Sonarpur,<br>District:-South 24-Parganas,<br>WEST BENGAL, India, P.O. :-<br>Pin :-700084              | Self   |   | <br>LTI  | <i>Rajesh Lalwani</i> |
|        |                                                                                                                                                                                               |        | 22/02/2011                                                                          | 22/02/2011                                                                                   |                       |
| 2      | Rakesh Lalwani<br>Address -Sindhibari<br>32, Mahamayatala Main Road,<br>Kolkata, Thana:-Sonarpur,<br>District:-South 24-Parganas,<br>WEST BENGAL, India, P.O. :-<br>Pin :-700084              | Self   |  | <br>LTI | <i>Rakesh Lalwani</i> |
|        |                                                                                                                                                                                               |        | 22/02/2011                                                                          | 22/02/2011                                                                                   |                       |
| 3      | Rajesh Lalwani ( Executor )<br>Address -Sindhibari<br>32, Mahamayatala Main Road,<br>Kolkata, Thana:-Sonarpur,<br>District:-South 24-Parganas,<br>WEST BENGAL, India, P.O. :-<br>Pin :-700084 | Self   |                                                                                     |                                                                                              | <i>Rajesh Lalwani</i> |
| 4      | Ashok Saraf<br>Address -2/5, Sarat Bose<br>Road, Kolkata,<br>Thana:-Bhawanipore,<br>District:-South 24-Parganas,<br>WEST BENGAL, India, P.O. :-<br>Pin :-700020                               | Self   |  | <br>LTI | <i>Ashok Saraf</i>    |
|        |                                                                                                                                                                                               |        | 22/02/2011                                                                          | 22/02/2011                                                                                   |                       |



(Ashok Bandyopadhyay)  
**ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA**  
**Office of the A.R.A.-I KOLKATA**

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.R.A.-I KOLKATA, District- Kolkata**  
**Signature / LTI Sheet of Serial No. 01292 / 2011**

II . Signature of the person(s) admitting the Execution at Office.

| Sl No. | Admission of Execution By                                                                                                                                    | Status | Photo                                                                                           | Finger Print                                                                                             | Signature                    |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------------|
| 5      | Ramesh Kumar Arya<br>Address -2, Ganesh Chandra<br>Avenue, Kolkata,<br>Thana:-Bowbazar,<br>District:-Kolkata, WEST<br>BENGAL, India, P.O. :- Pin<br>:-700013 | Self   | <br>22/02/2011 | <br>LTI<br>22/02/2011 | <i>Ramesh Kumar<br/>Arya</i> |

**Name of Identifier of above Person(s)**

Sukhendu Samanta  
2/5, Sarat Bose Road, Thana:-Bhawanipore,  
District:-South 24-Parganas, WEST BENGAL, India,  
P.O. :- Pin :-700020

**Signature of Identifier with Date**

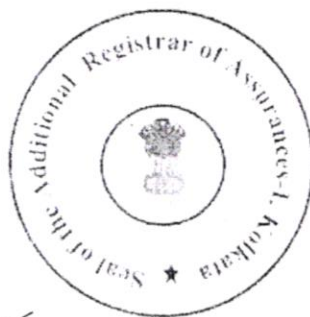
*Sukhendu Samanta*  
22/2/11





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 126 to 145  
being No 01433 for the year 2011.



(Ashok Bandyopadhyay) 22-February-2011  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A.-I KOLKATA  
West Bengal

DATED THIS 22<sup>nd</sup> DAY February 2011  
=====

BETWEEN

- 1) RAJESH LALWANI
- 2) RAKESH LALWANI

VENDORS

AND

- 1) SUGAM GRIHA NIRMAAN PVT. LTD.
- 2) ERODE MERCHANTS PVT. LTD.
- 3) ALEXIA DEALERS PVT. LTD.
- 4) ARYA PROJECTS LTD.

PURCHASERS

AND

RAJESH LALWANI

EXECUTOR

CONVEYANCE

M/s. B.M. Bagaria & Co.,  
Solicitors & Advocates,  
6, Old Post Office Street,  
Kolkata – 700 001.