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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 220542

Notarized by the Notary Public in and for the State of West Bengal, India, on the 22nd day of October, 2011.

22-2-11

THIS INDENTURE made this 22nd 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

Abh. 102
Gaurami
Lalwani

95768 4 JAN 2011

No. Date
Sold to..... B. M. BAGARIA & CO.
Solicitors & Advocates
Address..... 6, Old Post Office Street
Rs. 100/- Kolkata-700 001

L. S. VENDOR
HIGH COURT, CAL

[Signature]
22/1/2011

Additional Registrar
Assistance-I, Police
22 FEB 2011



Surkendu Samanta
S/O. Subodh Samanta
2/5, Sarat Bose Rd
Kolkata-20,
Bengal

Lalwani, both Hindu businessmen and both residing at Premises No. 32, Mahamayatala Main Road, Sindhibari, P.O. Garia, P.S. Sonarpur, Kolkata – 700084, and (3) **MRS. RHEA SAHJWANI** having PAN AHTPS3519G, wife of Sri Kishore Sahjwani and daughter of late Gurmukhdas, a Hindu Lady, residing at 35, Bagh Farzana, Civil Lines, P.S. Hari Parbat, P.O. Saajay Place, Agra – 2, U.P. represented by her duly Constituted Attorney Mr. Rajesh Lalwani, son of Late Gurmukhdas, residing at 32, Mahamayatala Main Road, P.S. Sonarpur, Kolkata – 700 084 and (4) **MRS. BABITA SAWLANI** having PAN AYDPS5107K wife of Sri Gopal Sawlani and daughter of the said late Gurmukhdas, a Hindu Lady residing at Narain Niwas, B1/39A, Sector – P, P.O. S.P.S. Aligahj, Lucknow – 24, U.P. and represented by her duly Constituted Attorney Mr. Rajesh Lalwani, son of late Gurmukhdas, residing at 32, Mahamayatala Main Road, P.S. Sonarpur, Kolkata – 700 084, all 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, 2nd floor, 2, Ganesh Chandra Avenue, P.S. Bowbazar, Kolkata 13 and represented by its Director, Mr. Ramesh Kumar Arya, son of Late Murarilal 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 10th October, 2007 of late Gurmukhdas (also known as Gurmukhdas Lalwani) appointed under the Probate dated 19th May, 2010 granted in P.L.A. No.

AS. H. Lalwani
Rajesh Lalwani

Additional Registrar of
Land Revenue - I, Calcutta
22 FEB 2011



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.

AND WHEREAS by a Deed of Gift dated 6th October, 2007 made between Gurmukhdas therein called the Grahita 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
	Total	171	117.77	71-04-00.00	53.23

As. H. Lalwani

Additional Registrar of
Assurances-1, Patna
22 FEB 2011



AND WHEREAS in pursuance of the said in part recited registered deed of gift dated 6th 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 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.

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 of gift dated 6th October, 2007 the said Gurmukhdas has on or about 29th October, 2007 died testate after having made and published his last Will and Testament dated 10th 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 out of the said gifted land an area of 22.77 decimals equivalent to 13 Cottahs 12 Chittacks 18.6 sq.ft. was not bequeathed by the said Testator Gurmukhdas in favour of anybody under his last will and Testament dated 10th October, 2007 and consequently the said 13 Cottahs 12 Chittacks and 18.6 sq.ft. was inherited in equal shares by Mrs. Kamala Lalwani the wife of Late Gurmukhdas Lalwani and his two married daughters namely Mrs. Rhea Sahjwani and Mrs. Babita Sawlani and his two sons namely Rajesh Lalwani and Rakesh Lalwani.

AND WHEREAS the said Kamala Lalwani died intestate on 7th November, 2010.

AND WHEREAS the one-fifth share of Kamala Lalwani in the said 13 Cottahs 12 Chittacks and 18.6 sq.ft. land was inherited in equal shares by her heirs namely her two daughters Mrs. Rhea Sahjwani and Mrs. Babita Sawlani and her two sons namely Rajesh Lalwani and Rakesh Lalwani.

AND WHEREAS each the abovenamed Vendors became the absolute Owners to the extent of an undivided one-fourth share each in the said land admeasuring 13 Cottahs 12 Chittacks 18.6 sq.ft. and the Vendors are having a heritable and transferable estate thereto.

as per H. Lalwani
Rakesh Lalwani

Additional Registry of
Assurances-1, Molina
22 FEB 2011



AND WHEREAS out of the said lands so gifted in favour of the said Gurmukhdas the said Vendors are entitled to sell an area of 22.77 decimals equivalent to 13 cottahs 12 chittacks 18.6 sq.ft. and the Vendors continued to own have and possess the said area containing 22.77 decimals and agreed to sell to the Purchasers an area of 22.77 decimals equivalent to 13 cottahs 12 chittacks 18.6 sq.ft. 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 to the said Purchasers absolutely and forever at a price of Rs. 24,79,650/- calculated @ Rs. 1,80,000/- per cottah together with the existing structures/quarters/tin sheds for a lumpsum amount of Rs. 1,74,000/- amounting to a total consideration of Rs. 26,53,650/- free from all encumbrances, charges, mortgages, disputes, lispence, acquisitions, requisitions, attachments and restrictions but subject however to the liability of payment of municipal taxes 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. 26,53,650/- (Rupees Twenty Six Lacs Fifty Three Thousand Six Hundred and Fifty) 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 area of 22.77 decimals equivalent to 13 cottahs 12 chittacks 18.6 sq.ft. (being the lands inherited by the said Vendors out of the lands gifted in favour of the said late Gurmukhdas in pursuance of the said in part

Gulwan
witness
Ab. H

Additional Registrar of
Companies-3, Kolkata.
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recited registered deed of gift dated 6th 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. 1762, R.S. Khatian No. 315, L.R. Dag No. 1844, L.R. Khatian No. 1741, R.S.No 138 within the limits of P.S. Sonarpur, A.D.S.R. Baruipur presently Sonarpur within the District of 24 Parganas (South) together with 17 nos. of existing residential quarters aggregating to 1740 Sq.ft. standing thereon or on part thereof being Municipal Holding No. 710, Kusumba under Ward No. 7 of the Rajpur-Sonarpur Municipality and morefully described in the Schedule hereunder written and shown within Red borders on the plan thereof hereto annexed and hereinafter called the 'said land' absolutely forever free from all encumbrances, liens, charges, disputes, mortgages, lispences, attachments, acquisitions and/or requisitions and alignments AND ALSO TOGETHER WITH all easements/quasi easements privileges and appurtenances and other similar rights for the beneficial use and enjoyment of the said land AND TOGETHER WITH all the legal incidents thereof AND TOGETHER WITH all the muniments and title and deeds exclusively relating thereto AND ALSO TOGETHER WITH a l privileges and advantages thereunto belonging AND ALSO TOGETHER WITH all right, title, interest of the Vendors therein TO HAVE AND TO HOLD the same and every part thereof unto the Purchasers (to the extent of an undivided 1/4th share in the said land by the said Sugam Griha Nirmaan Pvt. Ltd., and to the extent of undivided 1/4th share in the said lands by the said Erode Merchants Pvt, Ltd, and to the extent of an undivided 1/4th share in the said land by the said Alexia Dealers Pvt. Ltd. and to the extent of an undivided 1/4th share in the said lands by the said Arya Projects Ltd.) absolutely forever as a heritable and transferable estate free from all encumbrances, liens, charges, disputes, mortgages, lispences, attachments, acquisitions and/or requisitions whatsoever and without any hindrance, interruption, obstruction whatsoever from the Vendors or any person or persons lawfully or equitably claiming any estate, right, title and interest whatsoever from, under or in trust for the said Vendors or their predecessors-in-title. BUT subject to payment of annual land revenue thereof to the Government of West Bengal as from the date hereof.

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,

[Handwritten signatures]

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Additional Registry of
Assurances-1, Holland
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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 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) payable to the Government of West Bengal and municipal rates and taxes and other outgoings of the

At. H. G. Khan
recovered

Additional Registry of
Assurance-1, Holman
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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.
- (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 22.77 decimals equivalent to 13 cottahs 12 chittacks 18.6 sq.ft. (more or less) *LOWER TYPE lower type* Ab.
 X TOGETHER WITH 17 nos. residential quarters with tile sheds and aggregating to 1740 sq.ft. and lying situate at Kusumba, being Municipal Holding No. 710, under Ward No.7 of Rajpur-Sonarpur Municipality comprised in R.S. Dag No. 1762, R.S. Khatian No. 315, L.R. Dag No. 1844, 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).

Ab. H. Lalwani
recovered

Additional Register of
Assessments-1, Bombay
22 FEB 2011



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 : Partly by road and partly by R.S.Dag Nos. 1763, 1764 and 1765;

On the South : By others land;

On the East : By R.S.Dag No.1767;

On the West : By R.S. Dag No. 1759.

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 :

1. K. S. Sengupta,
Attorney - At - Law
6, Old Post office street,
Kolkata, 700001

2. Hem. Lalwani
22-2-2011.
30, Mahanagarata main Road
P.O. Garia Kolkata- 700084.

1. Rajesh Lalwani
2. Babita Lalwani

3. Rhea Sahjwani
By the pen of
Rajesh Lalwani
Constituted Attorney

4. Babita Sawlani
By the pen of
Rajesh Lalwani
Constituted Attorney

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Additional Registrar of
Assurances-I, Kolkata
22 FEB 2011



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

1. K. S. Ghosh,
Attorney - At - Law,
6, Old Post Office Street,
Kolkata - 700001

2. P. K. Lalwani
22.2.2011.
32, Mahanagarikala main Road
P.O. Garia Kolkata - 700084.

For SUGAM GRIHA NIRMAAN PVT. LTD.

Ashok Saraf

Director

ERODE MERCHANTS PVT. LTD.

Ashok Saraf

Director

ALEXIA DEALERS PVT. LTD.

Ashok Saraf

Director

For ARYA PROJECTS LIMITED

Ramash Kumar Arya

Director

(RAMASH KUMAR ARYA)

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

1. K. S. Ghosh,
Attorney - At - Law,
6, Old Post Office Street,
Kolkata - 700001

2. P. K. Lalwani
22.2.2011.
32, Mahanagarikala main Road
P.O. Garia Kolkata - 700084.

P. K. Lalwani
Rajesh Lalwani
Rajesh Lalwani

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**Additional Register of
Accommodations - J. Holman**
22 FEB 2011



RECEIVED of and from the within named Purchasers the within mentioned sum of Rs. 26,53,650/- (Rupees twenty Six Lacs Fifty Three Thousand Six Hundred and Fifty) only in full payment of the agreed consideration money as per memo below :

MEMO OF CONSIDERATION

Sl. no.	Drawer	Drawee	Banker's Cheque No.	Drawn on (Bank)	Amount (Rs.)
			Date	Branch	
1	Erode Merchants Pvt. Ltd.	Rajesh Lalwani	142256 12.01.11	HDFC Bank (Central Plaza Branch)	6,63,412.50
2.	Alexia Dealers Pvt. Ltd.	Rakesh Lalwani	142252 12.01.11	HDFC Bank (Central Plaza Branch)	6,63,412.50
3.	Sugam Griha Nirmaan Pvt. Ltd.	Rhea Sahjwani	142248 12.01.11	HDFC Bank (Central Plaza Branch)	6,63,412.50
4.	Arya Projects Ltd.	Babita Sawlani	333696 12.01.11	HSBC Bank (Dalhousie Square Branch)	6,63,412.50
Grand Total					26,53,650.00

Witness :

1. K. S. Bagaria,
Attorney - At - Law,
6, Old Post Office Street,
Kolkata - 700001

2. Rajesh Lalwani
22-2-2011
32, Mahanagarala main Road
P.O. Ganga - Kolkata - 700084.

Drafted by me :

K. S. Bagaria

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

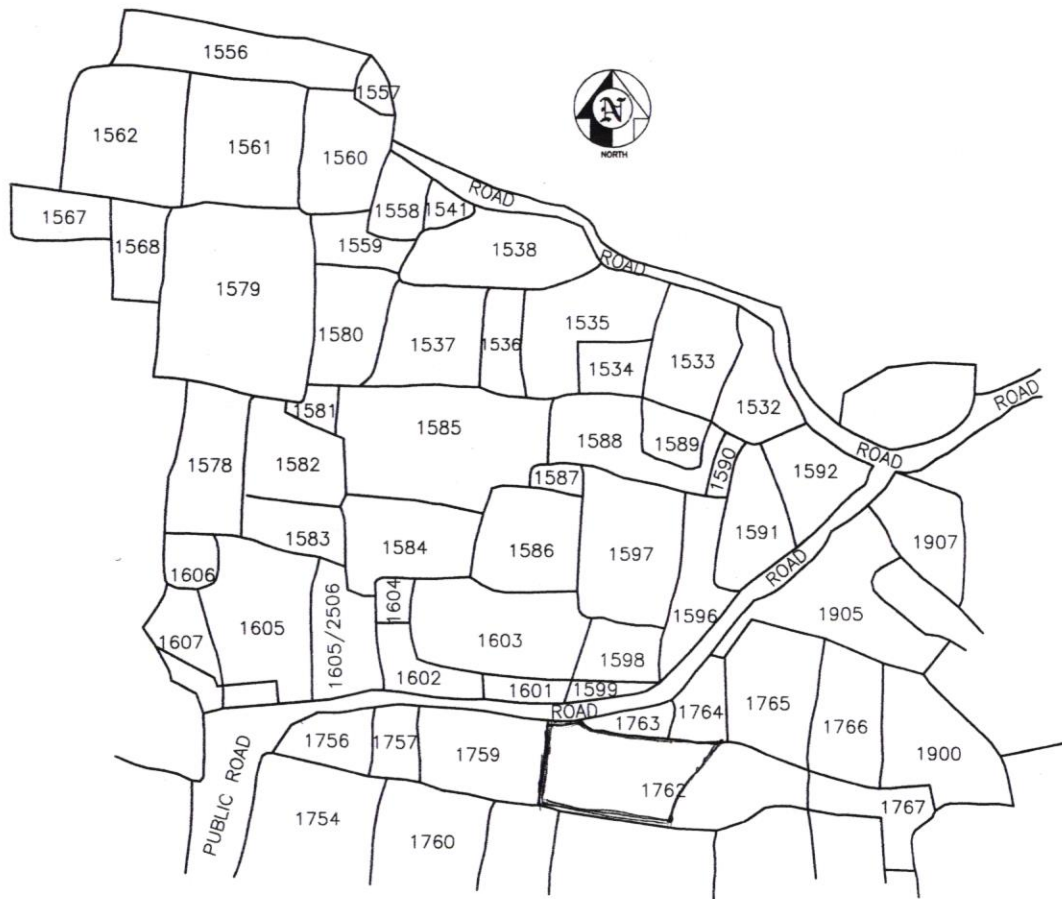
Rajesh Lalwani
22-2-2011


Additional Registrar of
Assurances-1, Kolkata
22 FEB 2011



SITE PLAN OF L.R. DAG NO. 1844 (R.S DAG NO. 1762) 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 : 22.77 DECIMALS(EQUIVALENT TO 13 COTTAHS 9 CHITTACKS 18.6 SQ.FT)



for SUGAM GRIHA NIRMAAN PVT. LTD.

Ashokkara
Director

ERODE MERCHANTS PVT. LTD.

Ashokkara
Director

ALEXIA DEALERS PVT. LTD.

Ashokkara
Director

for ARYA PROJECTS LIMITED

[Signature]
Director

[Signature]
railways

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Additional Registrar of
Land Revenue, Calcutta
22 FEB 2011



SPECIMAN FORM FOR TEN FINGER PRINTS



Ashoksalaf

Left Hand

Little	Ring	Middle	Fore	Thump

Right Hand

Little	Ring	Middle	Fore	Thump



Humayun

Left Hand

Little	Ring	Middle	Fore	Thump

Right Hand

Little	Ring	Middle	Fore	Thump



Galwan

Left Hand

Little	Ring	Middle	Fore	Thump

Right Hand

Little	Ring	Middle	Fore	Thump



achowat

Left Hand

Little	Ring	Middle	Fore	Thump

Right Hand

Little	Ring	Middle	Fore	Thump



Left Hand

Little	Ring	Middle	Fore	Thump

Right Hand

Little	Ring	Middle	Fore	Thump

Additional Registrar of
Assurances-1, Kolkata
22 FEB 2011





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

Endorsement For Deed Number : I - 01437 of 2011
(Serial No. 01293 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. 33109/-, on 22/02/2011

(Under Article : A(1) = 33011/- ,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.-3001650/-

Certified that the required stamp duty of this document is Rs.- 210136 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 210136/- is paid 14437514/01/2011 State Bank of India, SSI BRANCH, BHOWANIPORE, received on 22/02/2011

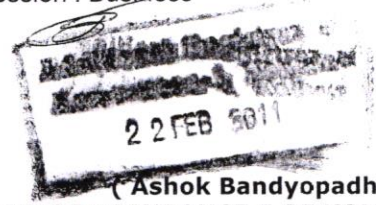
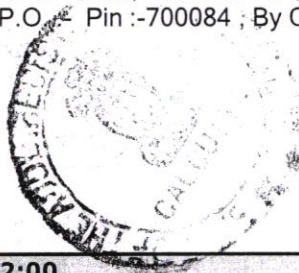
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

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 , 32, Mahamayatala Main Road, CALCUTTA, 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 , 32, Mahamayatala Main Road, CALCUTTA, 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 , P. L. A. No-108 Of 2010, High Court, 32, Mahamayatala Main Road, CALCUTTA, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700084 , By Caste Hindu, By Profession : Business



(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 - 01437 of 2011
(Serial No. 01293 of 2011)

4. Ashok Saraf

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

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

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

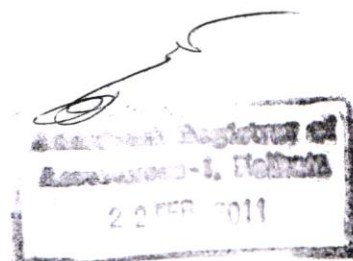
Executed by Attorney

Execution by

1. Rajesh Lalwani, son of Lt. Gurmukhdas Lalwani , 32, Mahamayatala Main Road, CALCUTTA,
Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700084 By Caste
Hindu By Profession: Business, as the constituted attorney of 1. Rhea Sahjwani 2. Babita Sawlani is
admitted by him.

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

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



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

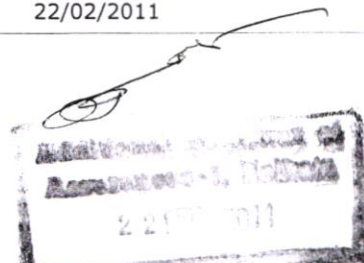
Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A.-I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 01293 / 2011

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ashok Saraf			<i>Ashok Saraf</i> 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 Address -32, Mahamayatala Main Road, CALCUTTA, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700084	Self and as Attorney	 22/02/2011	 LTI 22/02/2011	<i>Rajesh Lalwani</i>
2	Rakesh Lalwani Address -32, Mahamayatala Main Road, CALCUTTA, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700084	Self	 22/02/2011	 LTI 22/02/2011	<i>Rakesh Lalwani</i>
3	Rajesh Lalwani (Executor) Address -P. L. A. No-108 Of 2010, High Court, 32, Mahamayatala Main Road, CALCUTTA, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700084	Self			<i>Rajesh Lalwani</i>
4	Ashok Saraf Address -2/5, Sarat Bose Road, CALCUTTA, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020	Self	 22/02/2011	 LTI 22/02/2011	<i>Ashok Saraf</i>



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

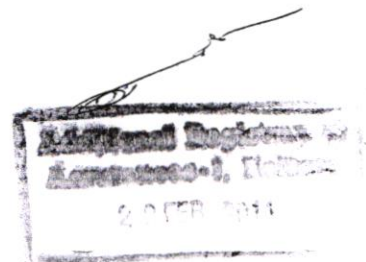
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Ramesh Kumar Arya Address -2, Ganesh Chandra Avenue, CALCUTTA, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013	Self	 22/02/2011	 LTI 22/02/2011	<i>Ramesh Kumar Arya</i>

Name of Identifier of above Person(s)

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

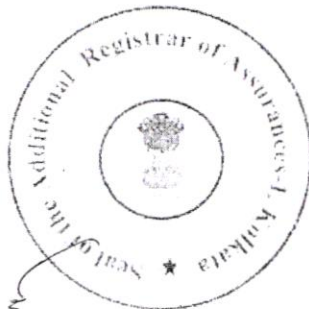
Signature of Identifier with Date

Sukhendu Samanta



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 1917 to 1936
being No 01437 for the year 2011.



(Ashok Bandyopadhyay) 25-February-2011
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal

DATED THIS 22nd DAY February 2011

BETWEEN

- 1) RAJESH LALWANI
- 2) RAKESH LALWANI
- 3) MRS. RHEA SAHJWANI
- 4) MRS. BABITA SAWLANI

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.