

01303/11

01443



1/20
A.S.

29/2/11
2967

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 215578

Certified that the Document is admitted in
Registration. The Signatures Sheet and the
endorsement sheet attached to this document
are the part of this Document.

Additional Registrar
of Assurances-I, Kolkata
22-2-11

THIS INDENTURE made this 22nd day of February in the
year Two Thousand and Eleven

29/2/11

5/2/11

93820

10 JAN 2011

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

[Signature]

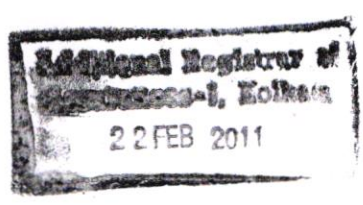
L.S. VENDOR
HIGH COURT, CAL

[Signature]



Sukhendu Sam
870, Sahadeb Samaj
215, Sarat Bose Rd.
Kolkata 20
Srinell.

[Signature]
12/2/2011





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

Endorsement For Deed Number : I - 01443 of 2011
(Serial No. 01303 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. 109086/-, on 22/02/2011

(Under Article : A(1) = 108988/- ,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.-9908970/-

Certified that the required stamp duty of this document is Rs.- 693648 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 693648/- is paid 14437314/01/2011 State Bank of India, SSI BRANCH, BHOWANIPORE, received on 22/02/2011

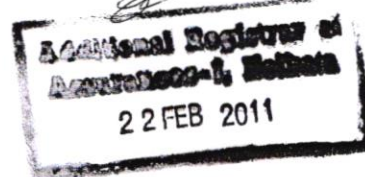
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

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. Shyamdas Lalwani Alias Shyamdas Tharoomal, son of Lt. Tharoomal Lalwani , 32, Mahamayatala Main Road, CALCUTTA, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia 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 - 01443 of 2011
(Serial No. 01303 of 2011)

2. Ashok Saraf

Director, Sugam 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 .

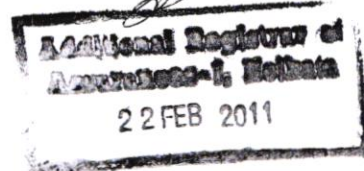
Director, Alexia Dealers Pvt. Ltd., 2/5, Sarat Bose Road, CALCUTTA, Thana:-Bhawanipore,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .
, By Profession : Others

3. 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 : Others

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



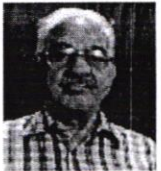
(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

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. 01303 / 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

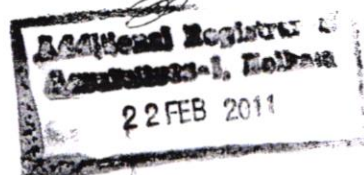
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Shyamdas Lalwani Address -32, Mahamayatala Main Road, CALCUTTA, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084	Self		 LTI	<i>Shyamdas</i>
			22/02/2011	22/02/2011	
2	Ashok Saraf Address -2/5, Sarat Bose Road, CALCUTTA, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020	Self		 LTI	<i>Ashok Saraf</i>
			22/02/2011	22/02/2011	
3	Ramesh Kumar Arya Address -2, Ganesh Chandra Avenue, CALCUTTA, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013	Self		 LTI	<i>Ramesh Kumar Arya</i>
			22/02/2011	22/02/2011	

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



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

BETWEEN SHYAMDAS alias SHYAMDAS LALWANI alias SHYAMDAS THAROOMAL, having PAN ABUPL5752H son of late Tharoomal Lalwani, a Hindu Businessman, residing at Pre. No 32, Mahamayatala Main Road, Sindhibari, P.O. Garia, P.S. Sonarpur, Kolkata - 700084, hereinafter referred to as the VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, executors, administrators and agents) of the ONE 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 - 700020 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 - 700020 and (3) ALEXIA DEALERS PVT. LTD., having PAN AAHCA 0632L a company governed by the Companies Act, 1956 and having its registered office at 2/5, Sarat Bose Road, P.S. Bhowanipore, Kolkata - 700020, and all represented by their Director Mr. Ashok saraf son of Sri Santosh Kumar Saraf, (4) ARYA PROJECTS LTD. having PAN AACCA1732C 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 - 700013, represented by its Director Mr. Ramesh Kumar Arya son of Late Murarilal Arya and all hereinafter jointly referred to as the 'PURCHASERS' (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective Successors-in-interest, agents and assigns) of the OTHER PART.

as. b
S.K.



[Handwritten signature]
**Additional Registrar of
Assurances-1, Kolkata**
22 FEB 2011

WHEREAS the Vendor has in pursuance of the following conveyances purchased the respective several pieces and parcels of land stated in the respective conveyances from the respective Vendors/sellers therein mentioned and the said respective conveyances were registered with the respective Sub-registration offices as hereinafter stated.

	Date	Registration particulars	Seller/Data	Purchaser/ Grahita	R.S. Dag No.	R.S. Kh. No.	Nature	Total land owned by Vendor	Area of land sold (Decimal)
1	13.8.1955	B-1, V, 54 Being No. 3024 for the year 1955 at Sub-Regn. Office, Baraipur.	i) Subrata Mitra (Minor) represented by his father (and guardian) Sukumar Mitra and ii) Sukumar Mitra, son of Sarat Kumar Mitra.	Shri Shyamdas	1759	553	Danga		17 0
2	31.10.1958	B-1, V-90, Being No. 8223 for the year Sub-Regn. Office, Bauripur.	Md. Yatin Mondal	Shri Shyamdas	1765	563	Danga		21.0
3	01.02.1956	B-1, V-12. Being No. 501 for the year 1956, Sub-Regn. Office, Baraipur.	i) Amin Sardar ii) Samiral Sardar iii) Mofiz Jodi Sardar iv) Javed Ali Sardar	Shri Syamdas	1766 1767 1762		Danga Sali Danga		16.0 10 0 13.23
Grand Total									77 23

Equivalent to 46 Cottahs 11 chittacks 26.28 sq.ft.

all comprised in R.S. No. 138, J.L. No. 50 and all lying and situate within the limits of P.S. Sonarpur, Mouza Kusumba in the District of 24 Parganas (South) and within the Municipal Holding No. 710 Kusumba within the Ward No. 7 of Rajpur-Sonarpur Municipality.

ag. k
S. K.

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Admission Registry
Kantonsgesetz, Kanton
22 FEB 2011



AND WHEREAS in pursuance of the aforesaid sale deeds the Vendor has purchased the said land area of 77.23 decimals equivalent to 46 cottahs 11 chittacks 26.28 sq.ft. partly in nature danga and partly sali as hereinbefore stated.

AND WHEREAS ever since the purchase of the said land in pursuance of the said registered conveyances the Vendor has been in khas possession control and enjoyment of the same and has been paying the land revenue payable in respect of the said respective land and the name of the Vendor has been duly recorded in the records of rights maintaining at the office of concerned B.L. & L.R.O. and is having heritable and transferable estate thereto.

AND WHEREAS out of the said total land the Vendor has agreed to sell and the Purchaser has agreed to purchase All Those several piece or parcel of land containing an area of 77.23 decimals equivalent to 46 cottahs 11 chittacks 26.28 sq.ft. more or less (together with 22 nos. old residential quarters standing thereon or on part thereof and containing in aggregate 5256 sq.ft) lying situate and being a portion of Municipal Holding No. 710 within the limits of Municipal Ward No. 7 of the Rajpur-Sonarpur Municipality and comprised in the following R.S. Dag Nos., L.R. Dag Nos. and R.S. Khatian Nos. and L.R. Khatian No. 1741 within Mouza Kusumba, P.S. Sonarpur, Sub-Registration Office Sonarpur, P.O. Narendrapur, Pargana Madanmalla, J.L. No. 50, R.S. No.138 within the District of 24 Parganas (South).

AG. K
S. K. V.

Additional Registrar
Mortgages-I, Kolkata
22 FEB 2011



R.S. Dag No.	R.S. Khatian No.	L.R. Dag No.	Land Area (Decimals)	Nature of land
1759	553	1841	17.0	Danga
1765	563	1847	21.0	Danga
1762	315	1844	13.23	Danga
1766	529)	1848	16.0	Danga
	Hal 1193)			
	Hal 1141)			
1767	529)	1849	10.0	Sali
	1193)			
	1141)			
Total -			<u>77.23</u>	
			=====	

Equivalent to 46 Kottahs 11 chittacks 26.28 sq.ft.

and more fully described in the Schedule hereunder written and shown within Red borders on the plan thereof hereto annexed and hereinafter called the said land.

AND WHEREAS the Vendor has assured the Purchasers that -

- a) Ever since the purchase of the said land the Vendor has been the absolute owner and is in khas possession control and enjoyment thereof and has been maintaining the nature as before and using the said land without any break and has been paying all municipal taxes and land revenue.
- b) There are no disputes whatsoever in respect of the said land with any third person.
- c) The Vendor is fully competent and entitled to deal with the same and sell the same in terms of these presents.

Signature
S. K. M.

Additional Registrar &
Assurances-1, Holban
22 FEB 2011



- d) No other member of the family of the Vendor has any claim right in the said land.
- e) No part of the said land is subject to any notice or claim of acquisitions or requisitions or alignment whatsoever.
- f) The Vendor has not created any security or mortgage on the said land or any portion thereof and the said land is free from all encumbrances, mortgages, charges, lispendences and encroachment whatsoever.
- g) In respect of the Sali land there is no bargadar or bhag chasi or any claim of barga by anybody and the said Vendor has been maintaining the said nature and use of lands without employing any outside agency.
- h) The Vendor does not suffer from any restriction or inability or any injunction or restraint in selling and transferring the said land to the Purchasers under these presents.
- i) The Vendor does not hold the said land in excess of the ceiling limit prescribed statutorily for holding said lands.
- j) The Vendor has not thrown the said lands into the hotchpotch of his HUF and the said Vendor is himself and absolutely owning possessing and enjoying the said land as sole exclusive and absolute owner thereof having heritable and transferable estate subject to obligation to pay municipal taxes and annual land revenue thereof.

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**Additional Register of
Assurances-1, Madras**
22 FEB 2011



AND WHEREAS upon negotiation between the Vendor and the Purchasers the Vendor has on the basis of his aforesaid representations agreed to sell and the Purchasers have relying on the correctness of the same and believing the same to be true agreed to purchase the said land absolutely for ever at a price of Rs. 83,32,170/- calculated @ Rs. 1,80,000/- per cottah together with the existing quarters/structures/tin sheds for a lumpsum amount of Rs. 2,50,000/- amounting to a total consideration of Rs. 85,82,170/- free from all encumbrances, charges, mortgages, disputes, lispendences, 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.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs. 85,82,170/- (Rupees eighty five lacs eighty two thousand and one hundred and seventy) only well and truly paid by the Purchasers to the said Vendor at or before the execution of these presents (the receipt whereof the said Vendor doth hereby as also by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof doth hereby acquit, discharge and release the said Purchasers and also the said land hereby sold and transferred) HE the said Vendor doth hereby absolutely and indefeasibly grant, convey, transfer, sell, release, assign and assure unto and in favour of the said Purchasers All Those pieces and parcels of lands partly danga and partly Sali lying situate at Mouza Kusumba, P.S. Sonarpur, Sub-

Agm. B
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Additional Registrar &
Assessors-I, Kolkata
22 FEB 2011



Registration Office Sonarpur, P.O. Narendrapur, Pargana Madanmala and within J.L. No.50, R.S. No.138, and within the following R.S. Dag Nos. L.R. Dag Nos. and R.S. Khatian Nos. and L.R. Khatian Nos. having respectively the following areas having following nature/uses.

R.S. Dag No.	R.S. Khatian No.	L.R. Dag No.	Land Area (Decimals)	Nature/uses of land
1759	553	1841	17.0	Danga
1765	563	1847	21.0	Danga
1762	315	1844	13.23	Danga
1766	529)	1848	16.0	Danga
	Hal 1193)			
	Hal 1141)			
1767	529)	1849	10.0	Sali
	Hal 1193)			
	Hal 1141)			
Total -			<u>77.23</u>	=====

equivalent to 46 cottahs 11 chittack 26.28 sq.ft

P.S. Sonarpur, A.D.S.R. Baruipur (presently Sonarpur) within the District of 24 Parganas (South) Together with the said 22 nos. very old existing quarters (having in total 5256 sq.ft.) standing on part thereof and being a portion of Municipal Holding No. 710 Kusumba Ward No. 7 of Rajpur-Sonarur Municipality and morefully described in the Schedule hereunder written and shown within Red borders on the plan thereof hereto annexed and hereinbefore and hereinafter called the 'said land' absolutely forever free from all encumbrances, liens, charges, disputes, mortgages, lispendences, attachments, acquisitions and/or requisitions AND ALSO TOGETHER WITH all easements, quasi easements, priv leges and other similar rights for

AG. K
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**Additional Registry of
Assurances-1, Kishina**
22 FEB 2011



the beneficial use and enjoyment of the said land TOGETHER WITH all the legal incidents thereof AND TOGETHER WITH all the muniments and title deeds exclusively relating thereto AND ALSO TOGETHER WITH all privileges and advantages appurtenances thereunto belonging TOGETHER WITH ALL right title and interest of the Vendor thereto TO HAVE AND TO HOLD the same unto the said Purchasers (to the extent of an undivided 1/4th share in the said lands by the said Sugam Griha Ni-maan Pvt. Ltd. and to the extent of an undivided 1/4th share in the said land by the said Erode Merchants Pvt. Ltd. and to the extent of an undivided 1/4th share 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.) and morefully described in the Schedule hereunder written absolutely forever as a heritable and transferable estate free from all encumbrances, liens, charges, disputes, mortgages, lispendences, attachments, acquisitions and/or requisitions whatsoever and howsoever absolutely and forever without any hindrance, interruption, obstruction whatsoever from the Vendor or any person or persons lawfully or equitably claiming any estate, right, title and interest whatsoever from under or in trust for the said Vendor or his predecessors-in-title BUT subject to payment of annual land revenue thereof to the Government of West Bengal from the date hereof.

2. The said Vendor doth hereby covenant with the said Purchasers as follows: -

(1) That the right, title and interest which the said Vendor doth hereby profess to transfer does subsist and that the said Vendor hath in himself good right, full power and absolute

AS. A
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**Additional Registry of
Assessors-1, Holman**
22 FEB 2011



authority to grant, convey, transfer, assign and assure the said lands hereby sold unto the Purchasers in the manner aforesaid.

- (2) That the said lands hereby transferred are free from all encumbrances, liens, charges, disputes, mortgages, lispendences, attachments, acquisitions and requisitions whatsoever or howsoever made or suffered by the said Vendor or his predecessor-in-title or any person or persons lawfully or equitably claiming as aforesaid.
- (3) The Vendor has informed that the original conveyance dated 31st October, 1958 registered in Book No. 1, Volume no. 90, registered as Being No. 8223 for the year 1958 with the Sub-Registration Office Baruipur has been misplaced and/or lost; And the Vendor has not been able to locate or trace out the same inspite of his best efforts; And the Vendor doth hereby declare that the said original conveyance dated 31st October, 1958 registered in Book No. 1 as being no. 8223 for the year 1958 with the Sub-Registrat on Office Baruipur has not been given by the Vendor to anybody with intention to create any security/equitable mortgage on the said land thereby purchased; And that the total area purchased by the said Vendor by virtue of the said registered conveyance dated 31st October, 1958 registered in Book No. 1 as being No. 8223 for the year 1958 is free from encumbrances, mortgages, liabilities, lispendences, attachments and that no third party has any right claim interest and title in the said land purchased by the Vendor by virtue of the said original registered conveyance dated 31st October, 1958; And that the

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National Register of
Associations - I, Holman
22 FEB 2011



Vendor has been ever since the purchase of the said land by virtue of the original conveyance dated 31st October, 1958 in khas possession control and enjoyment of the same and owning the same without any dispute denial claim by any third party and has been regularly paying the annual land revenue payable in respect thereof and meeting and paying all outgoings in respect of the said land; And that no other member of the family of the Vendor ever had or has any right title and interest in the said land; And that the said Vendor is only and absolutely and exclusively owning and possessing and is entitled thereto having heritable and transferable rights thereto. And the Vendor has full and absolute rights of dealing therewith and to sell and dispose of the same as per the discretion of the said Vendor without any interference, objection by any third person or any other member of the family of the said Vendor; And the Vendor doth hereby agree to indemnify and keep indemnified and protected the said Vendor and the said land hereby sold against any claim interest if ever preferred hereafter by any third party or person whomsoever on the strength of the said original registered conveyance dated 31st October, 1958 registered in Book No. 1, Volume No. 90, as being no. 8223 for the year 1958 with the Sub-Registration Office Baruipur granted and executed by Md. Yatin Mondal as seller and Sri Shyamdas (being the abovenamed Vendor) as purchaser.

- (4) He the said Vendor doth hereby declare that the said Sali land hereby sold has been used for agriculture purpose and there is no bhag chasi and bargadar.

AS. A
S.E.M.

Additional Register of
Associations-1, Kolkata
22 FEB 2011



- (5) That the Vendor doth hereby indemnify and agree to indemnify the Purchasers and the said lands from or against all right, title, interest, charges and encumbrances whatsoever made done executed and occasioned by the said Vendor or his predecessor-in-title in favour of any third party.
- (6) 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 receive the rents, issues and profits thereof without any interruption hindrance disturbance, claim or demand whatsoever from or by the Vendor or any person or persons claiming through under or in trust for the Vendor.
- (7) The said Vendor and all other persons claiming any estate, right, title and interest whatsoever in the said land from the said Vendor or his predecessors-in-title shall and will at all times hereafter at the costs, expenses and requests 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 the said land and perfecting the rights of ownership / Permanent Dakhalkar of the Purchasers as shall be reasonably required.
- (8) All annual land rents and municipal rates and taxes and other outgoings of the said lands as upto the date hereof have been paid by the said Vendor and if any amount shall be found to be payable towards the said municipal rates and taxes, annual

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**Additional Registrar of
Marriages - 1, Bolton**
22 FEB 2011



land revenue upto the date hereof, the same shall be paid by the said Vendor without any denial and objection.

- (9) That the said Vendor at or before the execution hereof has put the Purchasers in khas and vacant possession of the said lands.

THE SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces and parcel of land containing an area of 77.23 decimals equivalent to 46 cottahs 11 chittacks 26.28 sq.ft. (more or less) TOGETHER WITH 22 nos. ^{RT. 1142} very old (residential units - ^{lower type}) aggregating to 5256 sq.ft. standing on the part of the said land) lying situate and being a portion of Municipal Holding No. 710 Kusumba under Ward No. 7 of Rajpur-Sonarpur Municipality recorded and comprised in R.S. No.138, J.L. No.50, L.R. Khatian No.1741 of Mouza Kusumba in the following R.S. Dag Nos. L.R. Dag Nos. R.S. Khatian Nos. within Pargana Madanmalla, P.O. Narendrapur, District 24 Parganas (South).

R.S. Dag No.	R.S. Khatian No.	L.R. Dag No.	Land Area (Decimals)	Nature of land
1759	553	1841	17.0	Danga
1765	563	1847	21.0	Danga
1762	315	1844	13.23	Danga
1766	529)	1848	16.0	Danga
	Hal 1193)			
	Hal 1141)			
1767	529)	1849	10.0	Sali
	Hal 1193)			
	Hal 1141)			

Grand Total -

77.23

=====

Equivalent to 46 cottahs 11 chittacks 26.28 sq.ft.

AGM. H
S. S. W

Additional Registry of
Insurance-1, Kolkata
22 FEB 2011



and the said land is shown in RED borders on the plan thereof hereto annexed and butted and bounded as follows :

- On the North : Partly by road and partly others land being R.S. Dag Nos. 1763, 1764, 1905, 1900;
- On the South : By others land being R.S. Dag Nos. 1760;
- On the East : By others land being R.S. Dag Nos. 1900 and 1905;
- On the West : By others land being R.S. Dag Nos. 1757 and 1764;

OR HOWSOEVER OTHERWISE the same were heretofore and are now and shall hereafter be called known numbered described expressed or reputed so to be.

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

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

Singam



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

2. *Prem. Lalwan*
22-2-2011
30, Mahanayakale main Road
P.O. Garia Kolkata - 700084.

Additional Registrar of
Assurances-1, Kolkata
22 FEB 2011



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

1. K. S. Sengupta,
Attorney-at-law
6, old Post office Street,
Kolkata 700001.

For SUSAM GRIHA NIRMAAN PVT. LTD.

Ashok Saraf

Director

ERODE MERCHANTS PVT. LTD.

Ashok Saraf

Director

2. Hem Lalwani
22-2-2011.
- 32, Mahanagar main Road
P.O. Garia, Kolkata 700086.

ALEXIA DEALERS PVT. LTD.

Ashok Saraf

Director

For ARYA PROJECTS LIMITED:

Ramesh Kumar Arya

Director

(RAMESH KUMAR ARYA)

Please see Next Page.

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**Assistant Registrar of
Assurances-1, Madras**
22 FEB 2011



RECEIVED of and from the within named Purchasers the within mentioned sum of Rs.85.82,170/- (Rupees Eighty Five Lacs Eighty Two Thousand and One Hundred Seventy) only for payment of the withinmentioned full 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.	Shyamdas	142257 12.01.11	HDFC Bank (Central Plaza Branch)	21,45,542.50
2.	Alexia Dealers Pvt. Ltd.	Shyamdas	142255 12.01.11	HDFC Bank (Central Plaza Branch)	21,45,542.50
3.	Sugam Griha Nirmaan Pvt. Ltd.	Shyamdas	142251 12.01.11	HDFC Bank (Central Plaza Branch)	21,45,542.50
4.	Arya Projects Ltd.	Shyamdas	333695 12.01.11	HSBC Bank (Dalhousie Square Branch)	21,45,542.50
Grand Total					85,82,170.00

Witness :

Shyamdas

1. *Kosagane,*
Attorney - At-Law
61, Old Post Office Street,
Kot Kalle

2. *Prem. Kalwan*
22.1.2011.
32, Mahanagarale main Road
P.O. Ganu Kot Kalle. 700084.

Drafted by me -

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

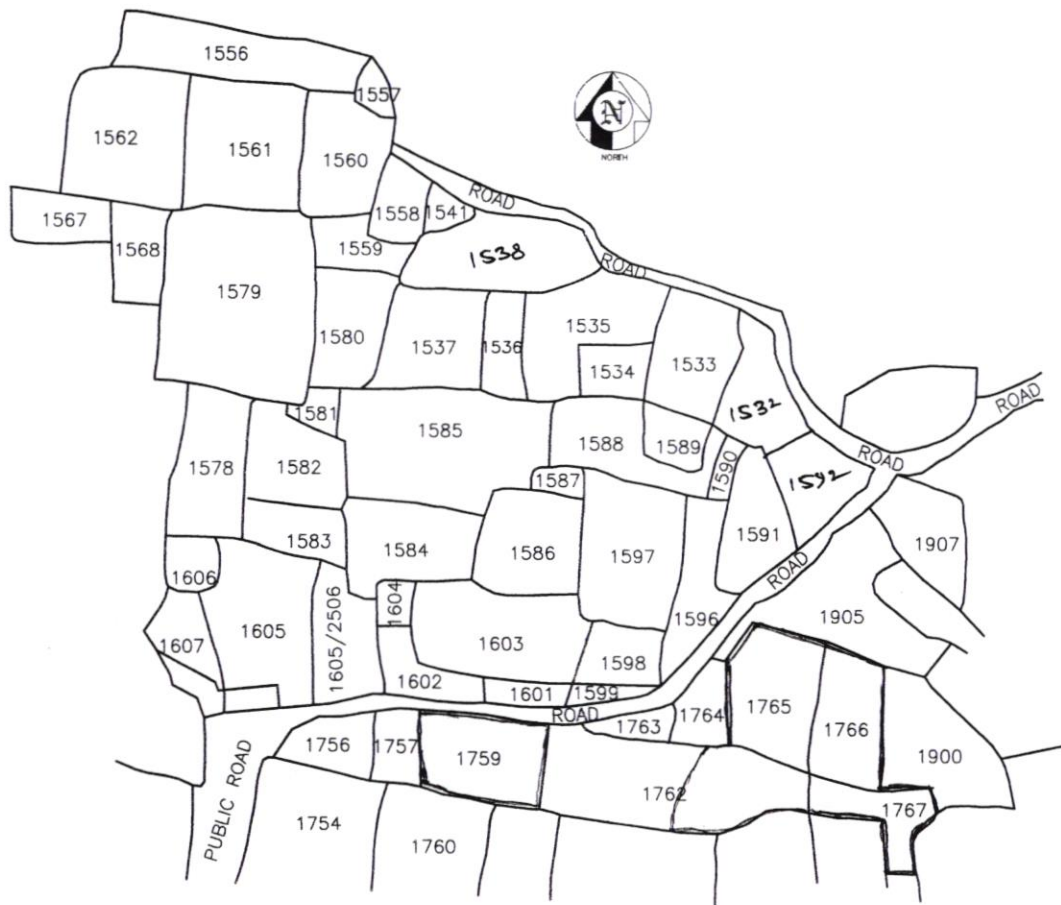
2

**Landward Register of
Assurances-1, Kolkata**
22 FEB 2011



SITE PLAN OF L.R. DAG NOS. 1841,1847,1844,1848,1849,(R.S DAG NOS. 1759,1765,1762,1766,1767) 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 : 77.23 DECIMALS(EQUIVALENT TO 46 COTTAHS 11 CHITTACKS 26.28 SQ.FT)



for SUGAM GRIHA NIRMAAN PVT. LTD.

Abhoksaraf.
Director

Shankar

ALEXIA DEALERS PVT.

Abhoksaraf.
Director

ERODE MERCHANTS PVT. LTD.

Abhoksaraf.
Director

ARYA PROJECTS LIMITED

Shankar
Director

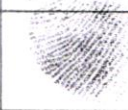
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Supreme Registrar of
Assurances & Policies
22 FEB 2011



SPECIMAN FORM FOR TEN FINGER PRINTS

Left Hand

Little	Ring	Middle	Fore	Thump
				



Ashok K. R. G.

Right Hand

Little	Ring	Middle	Fore	Thump
				

Left Hand

Little	Ring	Middle	Fore	Thump
				

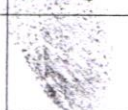


[Signature]

Right Hand

Little	Ring	Middle	Fore	Thump
				

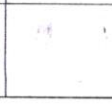
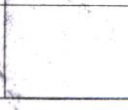
Left Hand

Little	Ring	Middle	Fore	Thump
				



Shyam Das

Right Hand

Little	Ring	Middle	Fore	Thump
				

Left Hand

Little	Ring	Middle	Fore	Thump

PHOTO

Right Hand

Little	Ring	Middle	Fore	Thump

Left Hand

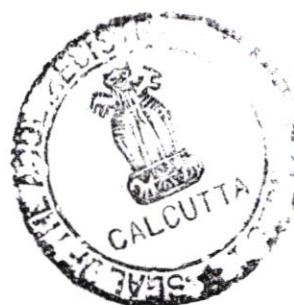
Little	Ring	Middle	Fore	Thump

PHOTO

Right Hand

Little	Ring	Middle	Fore	Thump

Assistant Registrar of
Assurances
22 FEB 2011



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 146 to 169
being No 01443 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 22nd DAY OF February 2011
=====

From

SHYAMDAS

..... Vendor

To

1. SUGAM GRIHA NIRMAAN P. LTD.
2. ERODE MERCHANTS P LTD.
3. ALEXIA DEALERS P LTD.
4. ARYA PROJECTS LTD.

.... Purchasers

CONVEYANCE

B. M. Bagaria & Co.
Solicitors & Corporation
6, Old Post Office Street
Kolkata – 700001.