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L 1397/9910



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

612872

vk 22810
290010

J.D. K. 250.00
J.C. K. 100.00

K. 350.00



[Signature] 07.3.10

Certified that the document is retained in
 register No. 420/2010 of 2010 and that
 the endorsement sheets attached thereto
 wherever are the part of the document.

THIS INDENTURE made this 26th day of February Two Thousand Ten

[Signature]

Special Sub Registrar
 Registrar U/S 7 (3) c.
 Registration ACT 1908
 West. Bench 24 Parganas
 - 1 MAR 2010

755 22.09.10.
Name: Aratianda Roy
Address: 5,000

Advocate
Alipore Police Court
Ker-27

Pijush Kanti Chakrabarty
Licensed Stamp Vendor
Alipore Cr Court
Ker-27

755 = 5,000/-

Pranab Bhimrao



345

FOR SRIJAN REALTY LIMITED
Pranab Bhimrao
Director/Authorised Signatory



District Sub Registrar -
Registrar U/S 7 (2)
Registration ACT 1908
Alipore, South 24 Parganas
26 FEB 2010

Srijal Susya Sarkar
Advocate
Alipore Police Court
Kolkata - 700027

BETWEEN SRIJAN REALTY LIMITED (Formerly known as Srijan Projects Private Limited) a company incorporated under the Companies Act, 1956 having its registered office at premises No. 36/1A, Elgin Road, Kolkata – 700020, Police Station- Bhawanipore, here in after referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the **ONE PART**

AND

EKDANT PROCON PRIVATE LIMITED a company incorporated under the Companies Act, 1956 having its registered office at premises No. 131/9, NSC Bose Road, Flat No. 2A, 2nd floor, P.S. Greens, Kolkata-700040, Police Station- Regent Park hereinafter referred to as **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the **OTHER PART** :

WHEREAS :

A. By an Indenture of Conveyance dated the 25th day of January, 2007 made between one Dulali Bibi, widow of Late Allaiddin Molla along with her five sons namely Zakir Hossain Molla, Tahir Hossain Molla, Altab Hossain Molla, Sajjad Hossain Molla and Sabir Hossain Molla, a second group consisting of one Farida Bibi, wife of Samsur Rahman and a third group consisting of Kamaluddin Molla, Jamaluddin Molla and Salauddin Molla all sons of the Late Khorsed Ali Molla all jointly therein referred to as the Vendors of the One Part and Srijan Projects Private Limited (now known as Srijan Realty Limited) therein referred to as the Purchaser of the Other Part and registered in the office of Additional Registrar of

THE COMPANY HAS BEEN REGISTERED UNDER THE COMPANIES ACT 1956
HAVING ITS REGISTERED OFFICE AT PRESENTS NO. 24, SOUTH 24 PARGANAS - 751 001
THE STATUS OF THE COMPANY IS AS UNDER:
IT IS REQUESTED TO issue and furnish the necessary documents for the
purpose of the ONE PART

AND

THE COMPANY HAS BEEN REGISTERED UNDER THE COMPANIES ACT 1956
HAVING ITS REGISTERED OFFICE AT PRESENTS NO. 24, SOUTH 24 PARGANAS - 751 001
THE STATUS OF THE COMPANY IS AS UNDER:
IT IS REQUESTED TO issue and furnish the necessary documents for the
purpose of the ONE PART



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Sub Registrar
Registrar U/S 7 (2)
Registration ACT 1908
Alipore, South 24 Parganas
26 FEB 2010

THE COMPANY HAS BEEN REGISTERED UNDER THE COMPANIES ACT 1956
HAVING ITS REGISTERED OFFICE AT PRESENTS NO. 24, SOUTH 24 PARGANAS - 751 001
THE STATUS OF THE COMPANY IS AS UNDER:
IT IS REQUESTED TO issue and furnish the necessary documents for the
purpose of the ONE PART

Assurances-I Kolkata and recorded in Book No.I, Volume No.- I, Pages 1 to 21, Being No.03492 for the year 2007, the said Vendors for the consideration therein mentioned granted transferred and conveyed unto and in favour of the said Purchaser ,the Vendor herein absolutely and forever free from all encumbrances and liabilities whatsoever All That the piece and parcel of land containing an area of 260 Decimals(2.60 Acres) be the same a little more or less situate lying at Mouza Manikpur, J.L.No.77, Police Station Sonarpur, Pargana Magura, R.S No. 226, Touji No. 412, in the District of South 24 Parganas comprised in the L.R. Dag No's: 478 - 0.10 Acres, 481-1.36Acres, 485-0.60Acres, 487-0.34Acres, 514-0.10Acres, 482-0.06Acres, 574-0.04Acres All aggregating to 2.60 Acres(260 Decimals) hereinafter referred to as the said **ENTIRE LAND**.

- B. The said Srijan Projects Private Limited(now known as Srijan Realty Limited) after purchasing the said entire land got its name recorded in the L.R. record-of-rights under L.R Khatian No. 1128
- C. The Vendor herein thus became seized and possessed of and/or otherwise well and sufficiently entitled to All That the 2.60 acres of land be the same a little more or less in the aforesaid Dag Nos. situate lying at Mouja Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, R.S. No. 226, Touji No. 412, in the District of 24-Parganas.
- D. The Vendor has agreed to sell and the Purchaser has agreed to purchase 04 decimal of land out of the said Entire Land in L.R. Dag No.487 free from all encumbrances, charges, liens, lispensens, acquisition, requisition, attachments, trust of whatsoever nature at and for the consideration of Rs. 92,000/- (Rupees Ninty Two Thousand only) more fully and particularly

Assurances- Kokata and recorded in Book No. 1, Page 1
to 27, being No. 02492 for the year 2007, the said Vendor for the
consideration therein mentioned granted transferred and conveyed and
and in favour of the said Purchaser, the Vendor herein absolutely and
leave free from all encumbrances and liabilities whatsoever. All rights
place and parcel of land containing an area of 268 Decimals 69 Acres
and the same a little more or less situate lying at Mouza Manpur,
P. S. No. 226, Taluk Police Station Sonapat, Pargana Magura, B. No. 226, Taluk
No. 412 in the District of South 24 Parganas comprised in the L.R. Dag
No. 476 - 0.10 Acres, 481-136 Acres, 482-0-0 Acres, 487-0-84 Acres,
488-0-0 Acres, 489-0-0 Acres, 490-0-0 Acres aggregating to 1,500
Acres (268 Decimals) hereinafter referred to as the said ENTIRE LAND.



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District Sub Registrar
Registrar U/S 7 (2)
Registration ACT 1908
Dist. South 24 Parganas
26 FEB 2010

mentioned and described in the **SCHEDULE** hereunder written and herein after referred to as the **SAID LAND**.

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of **Rs. 92,000/- (Rupees Ninty Two Thousand only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the said land the Vendor doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser All That the piece and parcel of land measuring 04 decimal be the same a little more or less situate lying at Mouja Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, District – South 24-Parganas in R.S. No. 226, Touji No. 412, comprised in part of L.R Dag No. 487, in L.R.Khatian No. 1128 more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and such LR Dag No. 487 is delineated in the map or plan annexed hereto and bordered in colour Red thereon **OR HOWSOEVER OTHERWISE** the said land or any part thereof is now or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor. unto and upon the same or any part thereof .Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now and or at any time hereafter shall or may be in the possession, power or control of the



[Handwritten signature]

District Sub Registrar
S. Registrar U/S 7 (a)
Registration ACT 1908
Alipore, South 24 Parganas
26 FEB 2010

Vendor or any other person or persons from whom it may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby granted and conveyed or expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or its predecessor or predecessors-in-interest done or executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without in any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendor has now in itself good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid **AND** the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for it **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for it **AND** the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to

Vendor or any other person or persons from whom it may procure the same
without any action or suit TO HAVE AND TO HOLD the said land hereby granted
and conveyed or expressed or intended so to be and every part thereof unto
and to the use of the Purchaser absolutely and forever and the Vendor doth
hereby covenant with the Purchaser THAT NOTWITHSTANDING any act, deed
or thing by the Vendor or his predecessor or predecessor-in-interest done or
performed or knowingly suffered to be done or performed by the Vendor or his
predecessor or knowingly suffered to be done or performed by the Vendor or his
predecessor and absolutely seized and possessed of or otherwise well and
lawfully entitled to the said land hereby granted, transferred and conveyed or
expressed or intended so to be and every part thereof without any manner
or condition, user, trust or other thing whatsoever to what, devise, encumber or
charge the same AND THAT NOTWITHSTANDING any such act, deed or
thing whatsoever as aforesaid the Vendor has now in itself good right, full



Sub-Registrar
S. Registrar U/S 7 (2)
Registration ACT 1908
South 24 Parganas
26 FEB 2010

be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the undivided piece and parcel of land containing an area of 04 decimal (out of total 34 decimal) be the same a little more or less out of the said Entire Land being part of L R Dag No. 487 situate lying at Mouja Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, L.R. Khatian No. 1128 R.S. No. 226, Touji No. 412, in the District of South 24-Parganas and such L R Dag No. 487 is delineated in the map or plan annexed hereto and bordered with colour RED thereon and butted and bounded as follows:

ON THE NORTH : By L.R. Dag No. 488

ON THE SOUTH : By L.R. Dag No. 486

ON THE EAST : By L.R. Dag No. 481

ON THE WEST : By L.R. Dag No. 491

IN WITNESS WHEREOF the Vendor have hereunto set and subscribed their hand and seal on the day month and year first above written.

SIGNED SEALED AND DELIVERED by

the within-named Vendor at Kolkata in the presence of :

1. Sayanti Samra
36/1A, Elgin Road,
Kolkata - 700020.
2. Amitkr. Pal
36/1A, Elgin Road,
Kolkata - 700020.

For Srijan Rea'ty Ltd.
Pranab Bhinraya
Director/Authorized Signatory

be deemed to have been executed in the manner stated in the above schedule and to the use of the purchaser in the manner stated in the above schedule as shall be deemed to be reasonable and proper in the circumstances of the case.

THE SCHEDULE ABOVE REFERRED TO

The Schedule above referred to is a copy of the Schedule of the above mentioned deed and is hereby referred to as the Schedule. The Schedule is annexed to this deed and is to be read with this deed and shall have effect as if it were set out in full in this deed.



[Signature]
Sub Registrar
**Registrar U/S 7 (2),
Registration ACT 1908
Alipore, South 24 Parganas**
26 FEB 2010

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 92,000/- (Rupees Ninety Two Thousand only) being the full consideration money as per Memo below:-

<u>DATE</u>	<u>CHEQUE/ PAY-ORDER NO.</u>	<u>NAME OF BANK</u>	<u>AMOUNT</u>
13.02.10	734202	Punjab and Sind Bank, 59-B, Chowringhee Road, Kolkata - 700020	Rs 92,000/- (Rupees Ninety Two Thousand only)

For Srijan Realty Ltd.

Pranab Bhattacharya

Authorised Signatory
VENDOR

WITNESSES :

1. Sayanti Santra
2. Amit Kr. Pal

Prepared by me:

Srijal Surya Sarkar
Advocate

Alypore Police Court
Kolkata - 700027

RECEIVED of and from the within-
named Purchaser the within-mentioned
sum of Rs. 92,000/- (Rupees Ninety Two
Thousand only) being the full
consideration money as per Memorandum

DATE	PAY-ORDER NO.	CHEQUE/	NAME OF BANK	AMOUNT
14.02.10	754022		Bank of India	Rs. 92,000/-

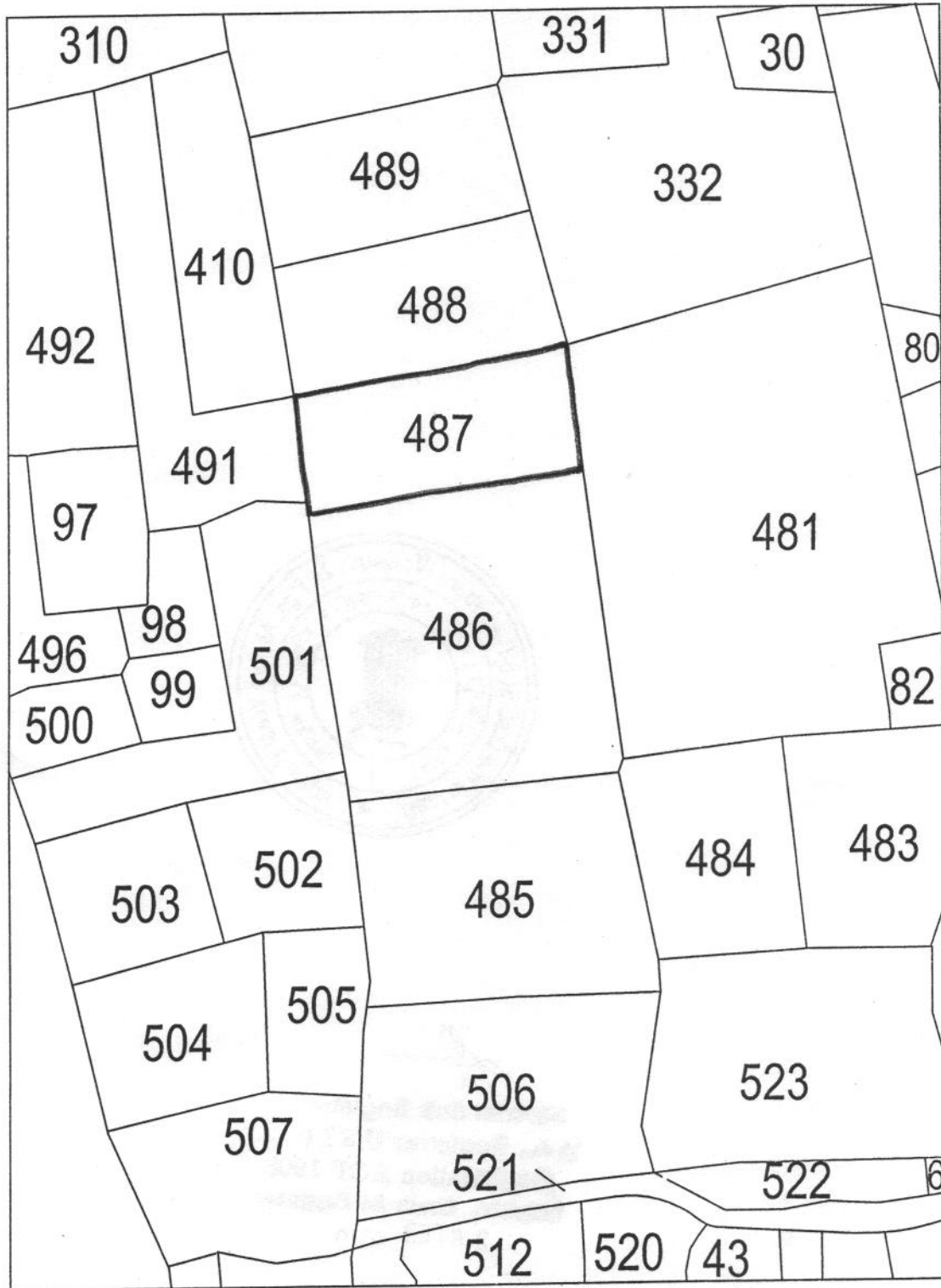
for Shri. Bandyopadhyay
Vendor



[Signature]
District Sub Registrar
S. C. Registrar U/S 7 (2)
Registration ACT 1908
Alipore, South 24 Parganas
26 FEB 2010

DEED PLAN OF THE L.R. PLOT-487, MOUZA MANIKPUR, J.L. NO-77
POLICE STATION -SONARPUR, DIST-24 PARGANAS(SOUTH)

PORTION TO BE CONVEYED
SHOWN IN RED BORDER



For Srijan Realty Ltd.

Pramash Bhinraju

Authorized Signatory























DEED PLAN OF THE L.R. PLOT-87, MOUZA MANIKPUR, J.L. NO. 77
POLICE STATION - SONARPUR, DIST-24 PARGANAS (SOUTH)

REGISTERED AT
DATE



[Signature]
District Sub Registrar
No. Registrar U/S 7 (1)
Registration ACT 1908
Alipore, South 24 Parganas
26 FEB 2010

SPECIMEN FORM FOR TEN FINGER PRINTS

	Prakash Sharma						
		(Left Hand)					
							
		(Right Hand)					
	Kiran Agarwal						
		(Left Hand)					
							
		(Right Hand)					
PHOTO							
		(Left Hand)					
		(Right Hand)					
PHOTO							
		(Left Hand)					
		(Right Hand)					

STANDARD FORM FOR FINGER PRINTS



[Signature]
District Sub Registrar -
Registrar U/S 7 (2)
Registration ACT 1908
Alipore, South 24 Parganas
26 FEB 2010



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

Endorsement For Deed Number : I - 01397 of 2010
(Serial No. 01274 of 2010)

On 26/02/2010

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

Presented for registration at 18.13 hrs on :26/02/2010, at the Private residence by Prakash Bhimrajka ,Executant.

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

Execution is admitted on 26/02/2010 by

1. Prakash Bhimrajka
Authorised Signatory, Srijan Realty Ltd, 36/1a,elgin Rd ,Kol-20 ,P.s.bhowanipur.
By Profession: Others

Identified By Ujjal Surya Sarkar, son of . , Alipore Police Court, , P.S.:Alipore, PINCODE:700027, By Caste: Hindu, By Profession: Advocate.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 01/03/2010

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 2112/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 01/03/2010

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-192280/-

Certified that the required stamp duty of this document is Rs.- 11547 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 6547/- is paid, by the draft number 297554, Draft Date 25/02/2010, Bank Name State Bank Of India, Gokhle Rd, received on 01/03/2010



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV


01/03/2010 16:28:00

EndorsementPage 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 4476 to 4487
being No 01397 for the year 2010.




(Dulal Chandra Saha) 05-March-2010
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal