

6321 3.06.15, 08. 12.26.08, Chandib 6303



PRADIP R. SARKER  
DISTRICT JUDGES COURT  
JAMSHEDPUR.

02DD 745151

23/12/2008



Calcutta Compressors Intertec Ltd  
Embossed Signatory

DEED OF SALE

THIS DEED OF SALE IS MADE ON THIS THE 23<sup>rd</sup> TH DAY  
OF DECEMBER 2008, AT SERAIKELLA, BETWEEN:

UPENDRA KUMAR SINGH, Son of Late Sant Kumar Singh, by  
faith Hindu , by occupation Business , by Nationality Indian ,  
Resident of flat No. FX 005, Chandragiri,

Handwritten notes in Hindi, including the number 26 and a signature.

Handwritten signature and date 23/12/08.

Handwritten signature and date 23/12/08.

11934

Shrachi Realty Pvt. Ltd. of  
Shrachi Tower em B. Pass  
Kolkata. for Sale

Area: 25000  
Total Value: 12,260000  
Date of Sale: 18.12.08

*[Signature]*  
Shrachi Realty Pvt. Ltd.

047405

23/12/08  
श्रीनिवास कुमार सिंह  
वपुः श्रीनिवास कुमार सिंह  
चन्द्राजी २ ब्रह्मचारी कर्म जो मिस  
राम

*[Stamp]*  
2008

*[Signature]*  
23/12/2008





02DD 745150

*J. J. J.*  
Sole Agent  
Sole Agent  
Sole Agent

Ashiana Enclave, P.S. M.G.M, town Jamshedpur, District East Singhbhum, now has come to Seraikella within the jurisdiction of Seraikella Registry Office for the purpose of execution of this sale deed and having **Income Tax PAN No. AUGPS8492Q** hereinafter called the **SELLER / TRANSFEROR / VENDOR** ( Which expression

No. 11985  
Value Rs. 25,000  
Total Value Rs. 2,26,000  
Date of Sale 18.12.08

Shreebhai Realty Private Ltd of  
Shreebhai Tower  
Kolkata Area  
by Pass

147404

~~Stamp~~  
Stamp  
Director of Stamps  
Special Stamps

~~Stamp~~  
Stamp

18.12.08





02DD 745149

*B. Prasad*  
B. Prasad  
Authorized Signatory

shall unless excluded or repugnant to the context , mean and include their legal heirs, successors, executors, administrators, nominees and assigns) of the **FIRST PART**.

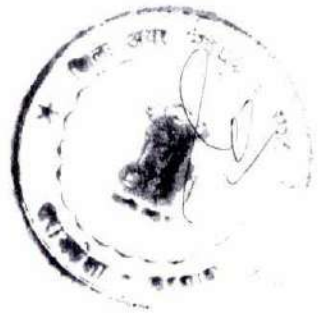
No ..... 1996 ..... Sold to Shreechi Realty Pvt. Ltd  
Value Rs ..... 25,00,000 ..... Shreechi Tower 10th Floor  
Total Value Rs ..... 26,00,000 ..... Kolkata for Sale  
Date of Sale 18.12.08

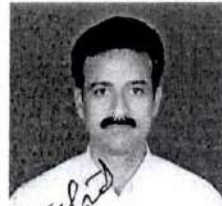
047903

~~Stamp~~  
Stamp Clerk  
District Treasury  
Serampore-Narasaini

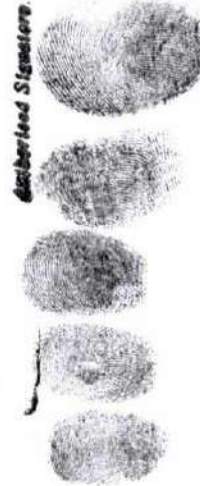
~~Stamp~~  
District Office  
Kolkata - Narasaini

18 DEC 2008





*Attested*  
*[Signature]*  
PRADIP K. SARKAR  
ADVOCATE  
DISTRICT JUDGES COURT  
JAMSHEDPUR.



02DD 745148

AND

CALCUTTA COMPROSCENT INFOTECH LIMITED a company incorporated under the Companies Act 1956 having its registered office at " WARDLEY HOUSE ", 25, Swallow Lane, 4<sup>th</sup> Floor, Kolkata – 700 001, hereinafter referred to as the

No. 11897 Shraachi Realty Pvt. Ltd of  
Area 25000 Shraachi Tower empty Pass  
Total Value 12,26000 Kolkata for Sale.  
Date 18-12-08

047402

*Mac*  
18/12/08  
Shraachi Realty Pvt. Ltd.  
Sector 1, Salt Lake, Kolkata

*[Faint handwritten notes]*

18 DEC 2008





02DD 745147

*Authorized Signatory*  
Salvata Computer  
2022

CONFIRMING PARTY, represented by its authorized signatory (which term or expression shall unless excluded by inconsistent with or repugnant to the context or subject be deemed to mean and include its, Successors-in-Interest, representatives, assigns and its nominee or nominees) of the **SECOND PART**.

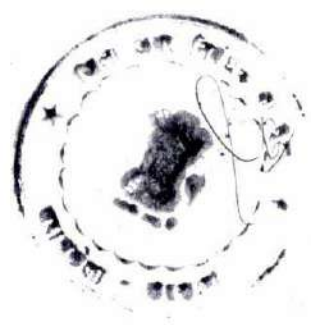
No. 1098 Shreechi Realty Pvt Ltd of  
Volume No. 25000 Shreechi Tower emb by pass  
Total Value 1,2,26,000/-  
Date of Sale 18/12/2011 Kolkata for sale

Stamp Duty  
District Treasury  
Berhampore

043401

*[Faint handwritten text]*

118 00 08





02DD 745146

*9/11/12*  
Salonta Components Introduce Ltd  
Authorized Signatory

**IN FAVOUR OF**

**SHRACHI REALTY PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at Shrachi Tower, 686 Anandapur, EM-Bypass-RB Connector Junction, Kolkata – 700 107, West Bengal, **having Income Tax PAN**

No. 11999  
Value Rs. 250.00  
Total Value 1226.00  
Date of Sale 18/12/08

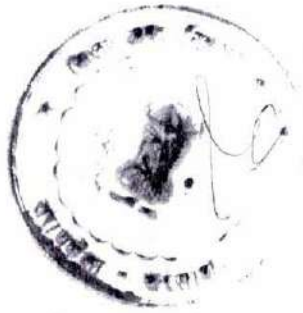
Shreebidhally Pt. CH of  
Shreebati Tower in by Pass  
Kolkata. Porsala

Stamp Clerk  
District Treasury  
Seraikeia-Kharsawa

047400

*[Faint signature]*

18 DEC 2008





02DD 745145

*Barun Sanki*  
Authorized Signatory,  
Calcutta Company Insurance Ltd

No. AALCSI558D, represented by its authorised representative and signatory Sri **BARUN SANKI**, son of Sri Jay Deb Sanki, hereinafter called the **PURCHASER / TRANSFEREE / VENDEE** ( Which expression shall unless excluded or repugnant to the context , mean and include the successors, executors, administrators, nominees , assigns and representatives in office) of the **THIRD PART**.

18000  
25000  
12,26,000  
18,12,081  
Shradhi Realty Pvt. Ltd of  
Shradhi Tower Embassy  
Kolkata for sale  
047399

05106  
18 DEC 2009

18 DEC 2009





02DD 745144

*9/10/2014*  
*Selected Comptroller, Lucknow, U.P.*  
*Authorised Signatory*

**NATURE OF DEED: SALE DEED/ DEED OF ABSOLUTE SALE**

**TOTAL CONSIDERATION: Rs. 3, 06, 15, 000/- (Rupees Three Crore Six Lakhs Fifteen thousands) Only.**

12001 Shreechi Realty Pvt. Ltd. of  
Shreechi Tower emb. pass  
Kollata. for sale

25.000  
12.20.000  
18.49.000

~~12001~~  
Shreechi  
Kollata  
18.49.000

047398

Shreechi Realty  
Kollata - Karnataka






02DD 745143

*Bank*  
*Salonta Company*  
*Authorized Signatory*

WHEREAS, the landed property, recorded under Khata No.162, comprising of Plot Nos. 770, 768, 825, 761, 829, 821, 822, 823, 826, 827, 828, 766, 769, 771, 764 of Mouza: Tamulia, P.S. Chandil, more fully described in the schedule below, being conveyed by this Deed of Sale by the above referred seller in favour of the purchaser, is the subject matter of this Sale Deed;

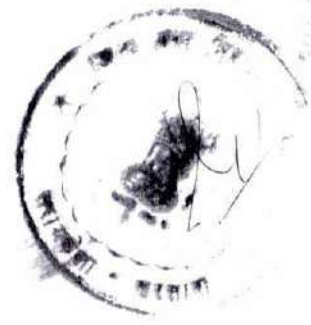
No. 12002 Sold to Shreechakra Realty Pvt. Ltd of  
Value Rs. 2,50,000 Shreechakra Tower - emb by Pass  
Total Value 12,26,000 Kolkata for Sale  
Date of Sale 18.12.08

047397

  
Stamp Clerk  
District Treasury  
Secunderabad-Kharasamam

  
District Treasury  
Secunderabad-Kharasamam

18 DEC 2008



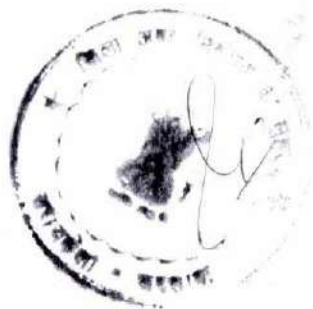


18003 Shroachi Realty Pvt Ltd of  
Area Rs. 25000 Shroachi Tower emb by Persu  
Total Price 12,26,000 Kolkata for Sale

047396

18/12/08  
18/12/08  
18/12/08

18 DEC 2008





02DD 745141

*G. P. Mahato*  
G. P. Mahato  
G. P. Mahato  
Authorized Signatory

Mahato, 3) SINDHU RANI MAHATO , Wife of Late Shishti Pado Mahato, 4) TARAK NATH MAHATO , 5) SOME NATH MAHATO, both Sons of Late Shishti Pado Mahato, 6) RANJIT MAHATO, 7) JITEN MAHATO, 8) DEEPU MAHATO, all Sons

12004  
Value Rs. 2,50,000  
Total Value 12,26,950  
Date of Sale 18.12.2008

Shreechi Realty Pvt. Ltd of  
Shreechi Tower on by Pass  
Kolkata. for Sale

~~Sheriff~~  
SHERIFF  
District Treasury  
Sanskriti-Kolkata

0433 95

18 DEC 2008





*[Handwritten Signature]*  
Sakanta Corporation, Kolkata Ltd  
Authorized Signatory

02DD 745140

of Late Bharat Mahato , 9) **KAMAL MAHATO** , Son of Late Raghu Mahato , 10) **SMT. ANJANA MAHATO**, Wife of Late Narad Mahato, 11) **SURENDRA NATH MAHATO**, 12) **NIRANJAN MAHATO**, both Sons of Late Prasad Mahato, 13) **DHANANJAY MAHATO**, 14) **MRITYUNJAY MAHATO**, both Sons of Late Khagen Mahato, all Residents of Pardih, P.S. Mango, town Jamshedpur, District East Singhbhum , who had been in peaceful physical possession of the said entire landed property , by means of the execution and Registration of a Sale Deed , which was duly

No. 12005 Sold to  
Value Rs. 2,50,000  
Total Value 1,22,60,000  
Date of Sale 1.8.12.08

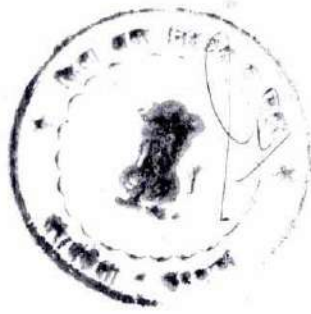
Shrachi Realty Pvt. Ltd of  
Shrachi Tower em by pass  
Kolkata. for Sale

043394

~~Stamp Clerk~~  
District Treasury  
Serikella Nagarawan

~~Stamp Clerk~~  
District Treasury

18 DEC 2008





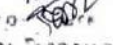
02DD 745139

*G. J. M. K.*  
Scientific Consultant Intotech Ltd  
Embossed Signatures

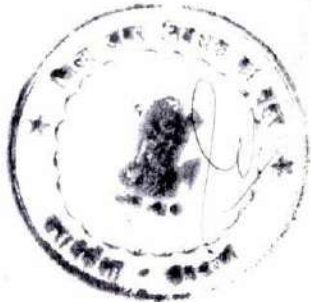
recorded under Book No. 1, Volume No. 228, Pages 465 to 530, Deed No. 6172/6155, in the year 2008 dated 13.12.2008 Registered at the District Registry Office at Seraikella and from the date of its purchase,

Sl. No. 12006  
Value Rs. 25000...  
Total Value 12,26,000  
Date of Sale 18.12.08  
Shrachi Realty Pvt. Ltd. of  
Shrachi Tower - 6th Floor  
Kolkata - for sale

047393

  
Sr. Asst. Commr.  
Kolkata District  
Stamp: Kolkata District

→  
Shrachi Tower  
Kolkata - 700016





02DD 745138

*3/11/16*  
Calcutta Cosmopolitan Introsach Ltd  
Gandhinagar, Singapore

the Seller has been in peaceful physical possession of the said purchased land by exercising all acts of ownership thereto ;

AND WHEREAS, in the Survey Khatian of the last survey settlement operation, records of which have been finally published on

No. 12007  
Value Rs. 2,50,000/-  
Total Value 12,26,000/-  
Date of Sale 18.12.08

Shrachi Realty Pvt. Ltd.  
Shrachi Tower emb. by PASI  
Kolkata for Sale

47392

Stamp  
Signature  
Date

Signature  
Date

18 DEC 2008





02DD 745137


24.09.1963, the entire landed property under Khata No. 162 comprising of Plot No.770, 768, 825, 761, 829, 821, 823, 766, 827, 822, 826, 769, 771, 772, 824, 828, 764 and other plots of land ,of Mouza Tamulia, P.S. Chandil, have been recorded in the names of (1) Lakhi Ram Mahato son of Kanchan Mahato, (2) Kamal Mahato son of Raghu Mahato, and (3) Prasad Mahato son of Aghnu Mahato;

**AND WHEREAS,** in the remarks column of the said khatiyani the landed property under plot no. 770, 768, 825, 761, 829, 821, 823, 766, 827 have been shown to be in the exclusive possession of Lakhi Ram

No ..... 12008 ..... Sold to  
Value Rs ..... 25000 .....  
Total Value ..... 1,22,000 .....  
Date of Sale ..... 18.12.08 .....

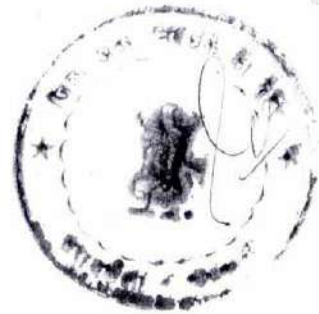
Shrachi Realty Pvt. Ltd of  
Shrachi Tower em by Pass  
Kolkata for Sale

047391

  
Sarnat Chak  
District Treasury  
Serai Khatu - Purnia

  
District Treasury  
Serai Khatu - Purnia

18 DEC 2008





02DD 745136

*Kamal Mahato*  
Kamal Mahato  
Calcutta  
Authorized Signatory

Mahato , and the landed property under plot no. 822, 826 have been shown to be in the exclusive possession of Kamal Mahato and the landed property under plot no. 771, 769 , 772, 824, 828, 764 have been shown to be in the exclusive possession of Prasad Mahato ;

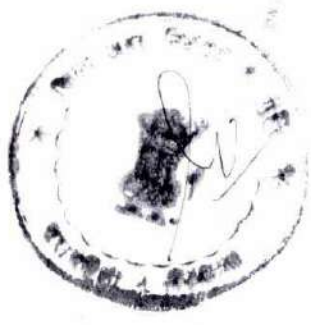
**AND WHEREAS,** the said recorded owners Lakhi Ram Mahato son of Kanchan Mahato and Prasad Mahato son of Aghnu Mahato during their life time had been in peaceful physical possession over their said

18009 Shraachi Realty Pvt. Ltd of  
Capital Rs. 25000/- Shraachi Tower - etahy Pass  
Total Value 12,26,000/- Kolkata for Sale  
Date: 18.12.08

047300

~~MAC~~  
18009  
Shraachi Realty  
Private Limited  
Registered Office  
No. 18, Park Street, Kolkata - 700016

18 DEC 2008





02DD 745135

*9/11/12*  
*Calcutta Compromiser*  
*Signature*  
Registered Signatory

respective land without any interruption or impediment from any corner till they died and the other recorded owner Kamal Mahato son of Raghu Mahato, has been in peaceful physical possession over his aforesaid land without any interruption or impediment from any corner.

NO 18010  
Val: Rs 2,50,000  
Total Value 12,26,000  
Date of Sale 18.12.08

Shroachi Realty Pvt. Ltd of  
Shroachi Tower esby Pass  
Kolkata for Sale

047389

~~Stamp~~  
Stamp us  
Mumbai  
Serial number

↓  
Company Name  
Mumbai





02DD 745134

*L. Ram*  
Scientific Company  
Authorized Signatory

AND WHEREAS, the aforesaid Laksi Ram Mahato died leaving behind three sons namely,- Panchanan Mahato ( since deceased ), Shishti Pado Mahato ( since deceased ) and Bharat Mahato (since deceased ) as his surviving legal heirs and successors with regard to his aforesaid properties. Out of the said sons of Late Laksi Ram

No. 12011 Sold to  
Value Rs. 25000  
Total Value 1,22,20000  
Date of Sale 12/12/08

Shroachi Realty Pvt. Ltd of  
Shroachi Tower embdy Pass  
Kollata for sales

049388

Stamp  
Shroachi Realty  
Seti Galla - Kharsawan

Shroachi Realty  
Kollata - Kharsawan

18/12/08





02DD 745133

*Salonika Panchanani Intotech Ltd*  
*Registered Signatory*

Mahato, Panchanan Mahato died leaving behind two sons namely Jaladhar Mahato and Buddeshwar Mahato .

Shishti Pado Mahato died leaving behind his widow Sindhu Rani Mahato and two sons namely Tarak Nath Mahato and Some Nath Mahato;

**AND WHEREAS,** Bharat Mahato, during his life time had sold an area of land measuring 2 decimals in plot No. 821 of the same khata by Regd. Sale Deed No. 9167 Dated 17.09.1974 in favour of his

No. 12019  
Seller Rs. 25,000  
Total Value 12,26,000  
Date of Sale 18-12-08

Shraddha Realty Pvt. Ltd of  
Shraddha Towers 2nd Floor  
Kolkata. for Sale

Stamp  
1997  
Sub-Registrar's Office

047387

Stamp Office  
Kolkata - Chennai

18 Dec 2008





02DD 745132

*G. Mahato*  
Director  
Santata Computer Infotech Ltd  
Authorized Signatory

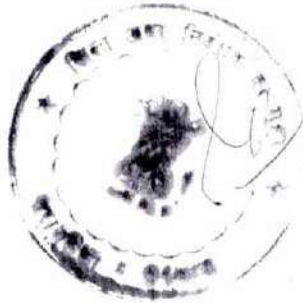
brother Panchanan Mahato and an area of land measuring 12.5 decimals in plot No. 761 of the same khata by Regd. Sale Deed No. 4289 Dated 07.07.1972 and an area of land measuring 20 decimals in plot No. 761, 03 decimals in plot No.821, 6.5 decimals in plot No.

No. 12013 ..... sold to Shroachi Realty Pvt. Ltd of  
Value of 2,50,000 ..... Shroachi Tower 2002 by Pass  
Total Value 12,20,000 .....  
Date of Sale 18.12.08 ..... Kolkata. for Sale.

~~130000~~  
Stamp  
Emitted Through  
Serakheji-Khan

047286

18 DEC 2008





02DD 745131

*B. Prasad*  
Bharat Mahato Intotech Ltd  
Authorized Signatory

827, 03 decimals in plot No. 825 of the same khata by Regd. Sale Deed No. 2251 Dated 10.04.1973 , both in favour of his brother Prasad Mahato, however after the death of Bharat Mahato his mentioned below sons continued to be in cultivating possession of the

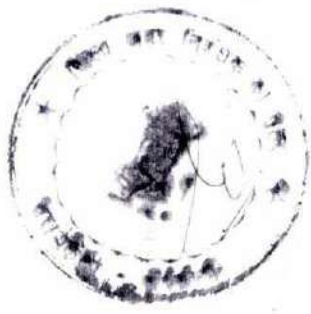
No. 18014 Sold to  
Value Rs. 25,000  
Total Value 12,20,000  
Date of Sale 18.12.2018

Shroachi Realty Pvt Ltd of  
Shroachi Tower 20th Floor  
Kolkata. for Sales

047385

Sampat Chakraborty  
District Treasury  
Sarakhati, Kolkata

18 DEC 2018





02DD 745130

*Sanjeev Mahato*  
Sanjeev Mahato  
Authorized Signatory

said landed property sold by their father, as per the common understanding and mutual arrangement of the joint family members ;

**AND WHEREAS** , Bharat Mahato died leaving behind four sons namely Sanjeet Mahato ,Ranjit Mahato , Jiten Mahato and Deepu

12015 Shachi Realty Pvt. Ltd of  
250001. Shachi Tower eto by Pass  
12,260001. Kolkata. for sale

18.12.08  
18.12.08  
18.12.08

047384

18.12.08  
18.12.08  
18.12.08





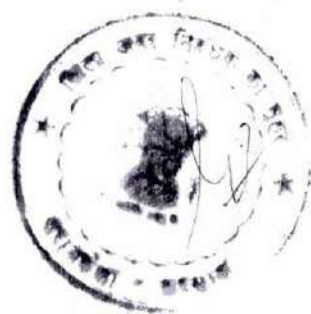
1806 Shroachi Realty Pvt. Ltd of  
Value Rs. 2,50,000 Shroachi Realty Pvt. Ltd of  
Total Value 12,26,000 Pass ledgers  
Date of Sale 18.12.08 for Sale

043383

~~1806~~  
1806  
Signature  
Date  
Stamp

✓  
Signature  
Date

18 Dec 2008





02DD 745128

*9/11/14*  
*Calcutta Comproment Intotech Ltd.*  
*Authorized Signatory*

AND WHEREAS, pursuant to the above, the said Jaladhar Mahato and Buddeshwar Mahato, Sindhu Rani Mahato, Tarak Nath Mahato and Some Nath Mahato and Ranjit Mahato, Jiten Mahato and Deepu Mahato became the joint, absolute owners of the entire landed property recorded in plot nos. 770, 768, 825, 761, 829, 821, 823, 766, 827 under khata no. 162 of Mouza Tamulia, by way of inheritance and succession;

No ..... 19017 ..... Sold to  
Value Rs ..... 25,000 .....  
Total Value ..... 12,26,000 .....  
Date of Sale ..... 18.12.98

Shrachi Realty Pvt. Ltd of  
Shrachi, ~~near~~ by Pass Kollate  
for Sale

047382

Stamp Clerk,  
District Treasury  
Seringapatam

~~Stamp Clerk~~  
~~Seringapatam~~

18 DEC 1998





02DD 745127

*Kamal Mahato*  
Kamal Mahato  
Authorized Signatory

AND WHEREAS , Kamal Mahato Son of Late Raghu Mahato is the recorded raiyat of the landed property recorded in plot no. 822, 826 under khata no. 162 of Mouza Tamulia;

MO 12018 Entered to Shreechi Realty Pvt. Ltd. of  
Value Rs. 2,50,000/- Shreechi Towers em by Pass  
Total Value 12,26,000/- Collateral for Sale  
Date of Sale 18.12.2018

047381

Signature: [Signature]  
Name: [Name]  
Address: [Address]

Shreechi Realty  
Private Limited - Bangalore

18 DEC 2018







02DD 745126

*Prasad Mahato*  
Prasad Mahato  
Calcutta Component Intotech Ltd  
Disturbed Signatures

AND WHEREAS, the aforesaid Prasad Mahato son of Aghnu Mahato died leaving behind four sons namely Narad Mahato ( since deceased ), Surendra Nath Mahato , Niranjan Mahato and Khagen Mahato(since deceased ) as his surviving legal heirs and successors with regard to his aforesaid properties ;

No ..... 12019 ..... Sold to  
Value Rs ..... 25000 .....  
Total Value ..... 1226000 .....  
Date of Sale ..... 18.12.08 .....

Shroachi Realty Pvt Ltd of  
Shroachi Tower embh Pass  
Kollata for Sale

  
Stamp:   
District Treasury  
Serehola, Kollata

047380

  
District Officer  
Kollata - Khasmer

18 12 2008





02DD 745125

*Signature*  
Celestia Comproment Intotech Ltd  
Authorized Signatory

**AND WHEREAS**, out of the said sons of Late Prasad Mahato, Narad Mahato died leaving behind her widow namely Smt. Anjana Mahato as his only surviving legal heir and successor with regard to his share in the joint ancestral property. Aforesaid Khagen Mahato also died leaving behind two sons namely Dhananjay Mahato and Mrityunjay

12080  
25000  
12,28,000  
18.12.08

Shrachi Realty Pvt. Ltd.  
Shrachi Tower  
Balkata - for Sale

047379

~~MA~~  
STAMP  
REGISTRATION  
SECRETARY

~~Stamp~~  
Balkata - Bangalore

18 Dec 2008





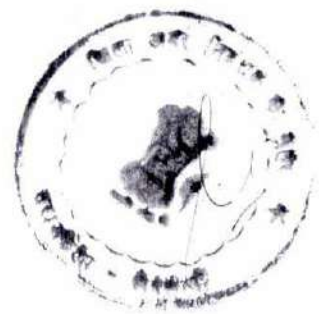
No. 12031  
Value Rs. 2,50,000  
Total Value 12,26,000  
Date of Sale 12.12.08  
Shraachi Realty Private Ltd  
Shraachi Towerery by Pass  
Kollaita for Sale

43378

Star  
Shraachi Realty  
Kollaita

12/12/08  
Shraachi Realty

18 DEC 2008





No. 12022 Sold to  
Value Rs. 2,50,000/-  
Total Value 1,2,26,000/-  
Date of Sale 18.12.2008

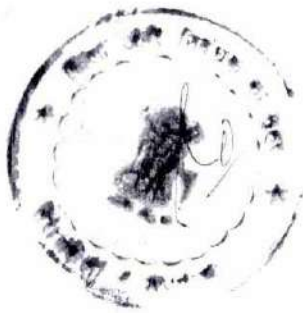
Shreechandra Realty Pvt. Ltd. of  
Shreechandra Tower 200 by Pass  
Kolkata for Sale

0473377

~~Stamp~~  
District Treasury  
S. K. Bhowmik - Assistant

~~Stamp~~  
District Treasury  
Kolkata

18 DEC 2008





02DD 745122

*3*  
By *AKK*  
Santia Components Intertech Ltd  
Authorized Signatory

**THE SELLER / TRANSFERER / VENDOR HEREBY COVENANT THAT:**

1. The seller is the sole and absolute owner of **ALL THAT** the Property described in the Schedule below. The seller and confirming party hereby declares that apart from seller herein, there are no other legal claimants of the schedule below property and he is legally entitled to sell the same in his own individual capacity, in favour of the purchaser.

No. 12083  
Stractzi Realty Pvt Ltd of  
Kolkata 250001  
Stractzi Tower cross by Pass  
Total Value 12,26,000/-  
Kolkata for Sale  
Date 18-12-08

047376

~~12083~~  
12083  
Stractzi Realty Pvt Ltd  
Kolkata 250001  
Stractzi Tower cross by Pass  
Kolkata for Sale  
Date 18-12-08

Stractzi Realty Pvt Ltd  
Kolkata 250001  
Stractzi Tower cross by Pass  
Kolkata for Sale  
Date 18-12-08





02DD 745121

*Boyanu*  
Salcatta Oomprossant Intineeth Leo  
Authorized Signature

2. There are no suits and/or proceedings and/or litigations pending in respect of the Property or any part thereof.
3. No part of the Property has been or is liable to be acquired under the Urban Land (Ceiling and Regulation) Act, 1976 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.

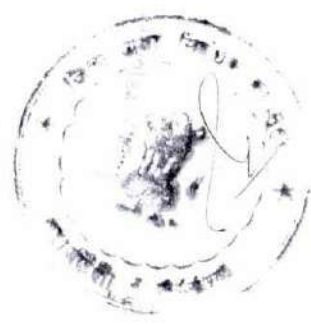
Year 18024  
Value Rs 2,50,000  
Total Value 12,26,000  
Date of Sale 12/12/08

Shreehari Realty Pvt Ltd  
Shreehari Tower 200 by  
Pass Kolkata for Sale

Stamp  
Revenue  
Sri Lanka

047395

Shreehari Realty  
Kolkata - West Bengal





*Signature*  
Siddhanta Comproment Intertech Ltd  
Authorized Signatory

0200 745119

4. No portion of the Property is affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor has any notice or intimation about any such proceedings been received or come to the notice of the seller.
  
5. No portion of the Property is attached and/or is liable to be attached under any decree or order of any Court of Law or due to Income Tax, Revenue or any other Public Demand.

18026  
Value Rs. 2,50,000/-  
Total Value 12,26,000/-  
Date of Sale 18.12.2018

Shraddha Realty Pvt. Ltd of  
Shraddha Tower era by Pines  
Kolkata, for Sale.

Stamp  
State Treasury  
Selling Commission

04793

PROPERTY OFFICE  
No. 111 - Kharavela

18 DEC 2018





02DD 745120

*3 Bona*  
*Collector*  
*Calcutta*  
*20/11/19*  
*Authorized Signatory*

6. There is no wet land or refugee rehabilitation land or water-body or water bodies or Tribal Land or of any other nature, which is prohibited under any prevailing law to change its existing nature & character.
7. The land is fit for development into a project and it is feasible to acquire the land and implement any project.

No. 18025 Sold to  
Value Rs. 2,50,000/-  
Total Value 12,26,000/-  
Date of Sale 12.12.2008

Shroachi Realty Pvt. Ltd of  
Shroachi Tower 2nd by Pass  
Kolkata for Sale

*M. Ram*  
Stamp Clerk  
District Treasury  
Serai-e-Munawwar

047374

*M. Ram*  
Stamp Clerk  
District Treasury  
Serai-e-Munawwar

18 DEC 2008



Faint, mostly illegible text, possibly a receipt or acknowledgment, located below the stamp.

Faint, mostly illegible text, possibly a receipt or acknowledgment, located below the stamp.



No 12087 Sold to  
Value Rs 2,500,000  
Total Value 12,26,000/-  
Date of Sale 18.12.08

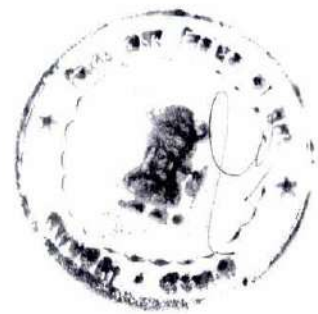
Shrachi Realty Pvt. Ltd of  
Shrachi Tower era by Pass  
Kolkata for sale.

047372

Yap  
Sumit Chakraborty  
District Treasury  
Seraijha-Kharasahi

Sumit Chakraborty  
District Treasury  
Seraijha-Kharasahi

18 DEC 2008





02DD 745117

11. The Vendor hereby indemnifies and agrees to keep the Purchaser saved, harmless and indemnified against all actions, proceedings, claims, demands, costs, losses or expenses that the Purchaser may suffer or incur hereafter by reason of any claims of any nature whatsoever arising in future in connection with the Property, statutory or contractual or any rights accruing by way of inheritance and succession and the Vendor hereby further undertakes and covenants to compensate/forthwith pay, reimburse and/or make good such losses, expenses or costs which may be incurred by the Purchaser in future to save guard his interest in the schedule below property.

12088  
25000  
12,26,000  
18.12.08

Shroabzi Realty Pvt. Ltd.  
Shroabzi Tower con by Pass  
kol Water for Secs.

*Yap*  
18/12/08  
Project Director  
Shroabzi Realty Pvt. Ltd.

047371

18/12/08

18/12/08





02DD 745116

*Praveen*  
Sanketa Compro...  
Sanketa Compro...  
Authorised Signatory

12. The Vendor in future shall, at the request and cost of the Purchaser, execute, such and all other deeds and/or documents that may be required for perfecting or bettering the title of the Purchaser to the Property or for more effectually transferring the Property to the Purchaser.

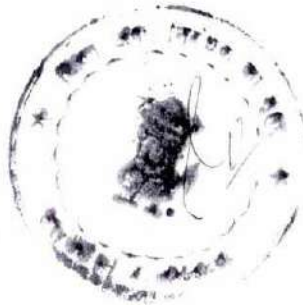
18029  
Value Rs. 2,50,000  
Total Value 12,26,000  
Date of Sale 18.12.08

Strachzi Realty Pvt. Ltd of  
Strachzi Tower 200 by P&S  
Kolkata for Sale

~~Mr. P. S. ...~~  
Strachzi Realty Pvt. Ltd

047370

~~...~~  
18 Dec 2008





02DD 745115

*Authorized Sign*  
*Signature*  
Talents Corporation

AND WHEREAS, now being in urgent need of money, the seller / transferor above named proposed to sell his property through confirming party more fully described in the schedule below for a total consideration of Rs. 3, 06, 15, 000/- (Rupees Three Crore Six Lakhs Fifteen thousands) Only which sum the seller do here by agree and admit to be the highest market consideration for the schedule below property and the purchaser / transferee relying upon the covenants, statements and representations of the seller / transferor, as herein above made, has agreed to purchase the schedule below property, for the said price.

No. 18030 Sold to  
Value Rs. 25000/-  
Total Value 12,26,000/-  
Date of Sale 12.12.08

Shreechit Realty Pvt. Ltd of  
Shreechit Tower 2nd by Pass  
Kolkata for Sale.

Signature  
District Treasury  
Sardar V. K. Dasgupta

047369

Revenue Officer  
Kolkata

18 DEC 2008





02DD 745114

*Subject to Copy*


**NOW THIS DEED OF SALE WITNESSTH**

1. That in pursuance of the above agreement and in consideration of the said sum of **Rs. 3,06,15, 000** /-(Rupees Three Crore Six Lakhs Fifteen thousands) Only paid by the purchaser / transferee to the seller / transferor and the Confirming party herein more fully and particularly mentioned in the memo of consideration below, the receipt of which sum the seller and confirming party do hereby admit and acknowledge as full, final and highest consideration amount for the schedule below property, the seller and Confirming party by these presents do hereby **ABSOLUTELY AND FOR EVER SELL, CONVEY, TRANSFER** the all that property more fully described in the

No. 18081  
Value Rs. 250000  
Total Value 12,260000  
Date of Sale 18.12.2008

Shreechit Realty Pvt Ltd of  
Shreechit Tower cum by Pass  
Kolkata for Sale

047368

  
Shreechit Realty  
Services Private Ltd

  
18 DEC 2008






02DD 745113

*Signature*  
Authorized Signatory


2. schedule below, in favour of the purchaser by this Deed of Sale, **TO HAVE AND TO HOLD** the same unto the purchaser, including the successors in office, executors, administrators, nominees, assigns and representatives in office, together with all right, title, interest and possession over the same without any interruption or impediment from the side of the seller or any person claiming under him.

No. 12032 Sold to  
Value Rs. 25000  
Total Value 12,26,000  
Date of Sale 12.12.08

Strachis Realty Pvt Ltd of  
Strachis Township to  
Kolkata for Sale

  
Stamp: Clerk,  
District Treasury  
Serikella-Kharasava

047367

  
Stamp: Clerk,  
District Treasury  
Serikella-Kharasava

18 Dec 2008






0200 745112

*Signature*  
Sigitta Corporation Intutech Ltd  
Authorized Signatory

3. That the seller and the confirming party have delivered the peaceful physical possession of the schedule below property to the purchaser and from this day the purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same by way of sale, gift, mortgage or any way whatsoever in manner it likes and the purchaser shall be at liberty to get its name mutated in the office of the landlord, the state and pay rent for the said land to the landlord,

12033  
25000/-  
12726000/-  
18/12/2008

Shreehari Realty Pvt Ltd of  
Shreehari Tower 200 by P-130  
Kolkata for Sale

  
Shreehari Realty  
Shreehari Tower 200 by P-130

047 366



18 DEC 2008





02DD 745111

*S. J. M. N.*  
Salem's Comprom...  
Instructed LEO  
Authorized Signatory

4. the state, in its own name. The seller and confirming party hereby declare that apart from seller, there are no other legal claimants of the schedule below property and he is legally entitled to sell the same in his own individual capacity, in favour of the purchaser.
5. That from this day all the right, title, interest and possession of the seller and confirming party in the schedule below property will cease to exist and shall vest unto the purchaser. The property hereby conveyed by this Deed of Sale is free from all encumbrances, charges, liens, lis pen dens, attachment etc.






02DD 745110

*[Signature]*  
Calcutta Compro. Ltd.  
Authorized Signatory

6. That prior to this Deed of Sale, the seller/confirming party has not charged or transferred the schedule below property in any way to any one else and if for any defect of right, title, interest or possession of the seller in the schedule below property, the purchaser suffer any loss in future, then the seller shall be liable to compensate such loss of the purchaser.
7. The Confirming Party hereby confirm the sale of the Property made in terms hereof.

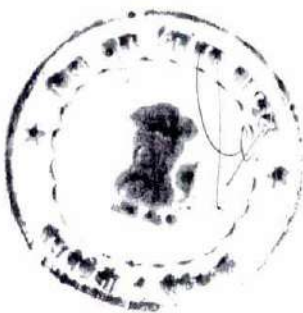
No. 12035 Sold to  
Value Rs. 25000  
Total Value 12,20,000  
Date of Sale 12.12.08

Shroakti Realty Pvt. Ltd. of  
Shroakti Tower 100 by 100  
Kolkata for Sale

  
Sumit Chakraborty  
District Treasury  
Seraiella-Kharakpur

047364

✓  
Sumit Chakraborty  
18.12.08





02DD 745109

SCHEDULE

(Description of the property being Conveyed by this Deed of Absolute Sale) Within District Seraikella Kharsawan, District Sub Registry office at Seraikella, in Mouza Tamulia, PS Chandil, Survey Thana No.333, recorded under **Khata no -162**

<u>Plot No.</u>	<u>Area</u>
770	26 Decimals
768	25 Decimals
825	30 Decimals

18036  
25000  
12,26000  
18.12.08

Shrachi Realty Pvt. Ltd.  
Shrachi Tower cross by Pass  
Kolkata for Sale

18.12.08  
18/12/08  
Shrachi Realty Pvt. Ltd.

047363

↓  
Shrachi Realty Pvt. Ltd.  
Kolkata

18 DEC 2008





02DD 745108

*Handwritten signature*  
*Salento Comprom...*  
*Authorized Sign...*

<u>Plot No.</u>	<u>Area</u>
761	53 Decimals
829	3½ Decimals
821	7 Decimals
822	36 Decimals
766	35 Decimals
826	16 Decimals
823	23 decimals
827	12.5 Decimals
769	17 Decimals
771	7 Decimals
828	7 Decimals
764	40 Decimals

Total Area : 3 Acre 37.03 Decimals of riyati homestead land.

No. 18037  
Date 25/08/08  
Total Value 12,26,000/-  
Date of Sale 12/12/08

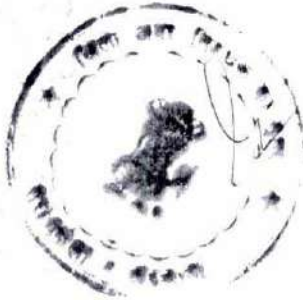
Shrachi Realty Pvt Ltd of  
Shrachi Tower also by P&S  
Kolkata for Sale.

047362

12/08/08  
S. P. S. S. S.  
P. S. S. S. S.  
S. P. S. S. S.

Shrachi Realty  
Kolkata

18 DEC 2008





02DD 745107

*9/11/12*  
Sakshi Corporation, Mumbai Ltd.  
*[Signature]*  
Authorized Signatory

Together With All the rights, liberties, easements, privileges, advantages and appurtenances thereto.

**Bounded by:**

North : Plot No. 773, 745, 765 and 799 ( P)

South : Plot No. 753, 754, 755, 760 then Raasta.

East : Plot No. 799(P), 808, 809, 811, 820 and 830

West : Plot No. 760,755,754,753,762,763,765, and 745

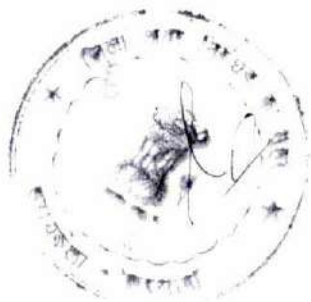
No 12038 Sold to  
Value Rs 25000  
Total Value 1226000  
Date of Sale 18.12.2018

Shroabhi Realty Pvt Ltd of  
Shroabhi Tower em by Pass  
Kolkata for Sale.

Stamp  
General Treasury  
Serai#14-2018/2019

47361

Stamp  
Kolkata - West Bengal  
18.12.2018





02DD 745106

*Signature*  
Calcutta Compagnon Intutech Ltd  
Authorized Signatory

Annual rent payable to the landlord, the state of Jharkhand through the C.O., Seraikella Kharsawan.

And more clearly delineated and shown in the attached plan herein and marked with colour RED.

12039  
25000/-  
12,26,000/-  
18.12.08  
1000  
1000  
1000  
1000

Shraddha Realty Pvt. Ltd.  
Shraddha Towers  
Kolkata for Sale

047360

18 DEC 2008

18 DEC 2008





G. Prasad  
 Sulekha Computer  
 Chartered Accountants  
 L.L.O.  
 Disputed Signatory

02DD 745105

IN WITNESS WHEREOF the sellers have hereunto set and subscribed there respective hands on this deed of sale, on the day, month and year first above written.

Witness:

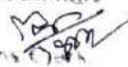
1. Achutak Hivak S/o Dr. K. K. Hivak, C-21, Sraman Nagar, Dimma Rd. House, JSR.
2. Pradyuman Lalvar S/o Late Pandit Kant Lalvar, 36, Rajendra Nagar, Sakchi, Jh.

Read over and explained the contents of this deed to the executant who admitted the same to be true and correct.

*[Signature]*  
23/12/08 47

18010  
2.50000  
12,26000  
18.12.08

Shreechit Realty Pvt. Ltd of  
Shreechit Tower no 1 by Pass  
Kolkata for Sale.

  
Sri Chit Tower  
Shreechit Realty Pvt. Ltd

049359



18 DEC 2008





Typed by: *[Signature]*  
B Sarkar, Jamshedpur

02DD 745104

Drafted by: *[Signature]*  
Advocate.

*[Signature]*  
Ghande  
Santitas Compro...



Signature and Photograph of Purchaser

or Shreechi Realty Private Limited  
*[Signature]*  
23/12/2008  
Authorized Signatory



PRADIP R. SARKAR  
DISTRICT JUDGES COURT  
JAMSHEDPUR

Certified that the finger prints of the left hand of the Seller whose photograph is affixed in this document have been obtained by me or in my presence.

Advocate.  
*[Signature]*

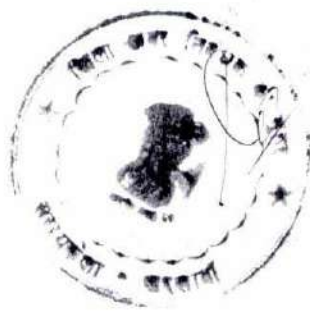
No. 18011 Sold to Shrochi Realty Pvt. Ltd of  
Value Rs. 25000/- Shrochi Tower cross  
Total Value 1226000/- Pass Kolkata for sale  
Date of Sale 18.12.08

*[Signature]*  
Stamp Clerk  
District Treasury  
Serikella-Kharasahi

043358

*[Handwritten mark]*

18 12 08



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02DD 745103

*[Handwritten signature]*  
Authorized Signatory

Authorized Signatory

Authorized Signatory

**RECEIPT AND MEMO OF CONSIDERATION**

Received from the Purchaser, **Shrachi Realty Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Shrachi Tower, 686 Anandapur, EM-Bypass-RB Connector Junction, Kolkata – 700 107, West Bengal,

No. 15019  
Value Rs. 2,50,000  
Total Value Rs. 2,26,000  
Date of Sale 12.12.08

Shroochi Realty Pvt. Ltd. of  
Shroochi Tower cross by Paris  
Kolkata for sale

Stamp  
Director Treasury  
Saratkumar Dasgupta

017357

*[Faint signature]*

10 DEC 2008





9876543  
23/12/2008

Calcutta Comproscient Infotech  
23/12/2008  
Authorized Sign

a sum of **Rs. 3,06,15, 000** /-(Rupees Three Crore Six Lakhs Fifteen thousands) Only through Real Time Gross Settlement (RTGS) in the manner as mentioned below:

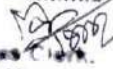
<u>Name</u>	<u>Amount</u>
1. UPENDRA KUMAR SINGH	Rs. 1,53,07,500/-
2. CALCUTTA COMPROSCIENT INFOTECH LIMITED	Rs.1,53,07,500/-

**Total Rs. 3,06,15, 000/-**

Rupees Three Crore Six Lakhs Fifteen thousands only

No 12043 Sold to  
Value Rs 10000  
Total Value 12,26,000  
Date of Sale 12.12.08

Shrachi Realty Pvt Ltd of  
Shrachi Tower em  
by Pass Kolkata  
for sale.

  
Subas Chak  
Director Treasury  
Serikela-Kharasara

048040

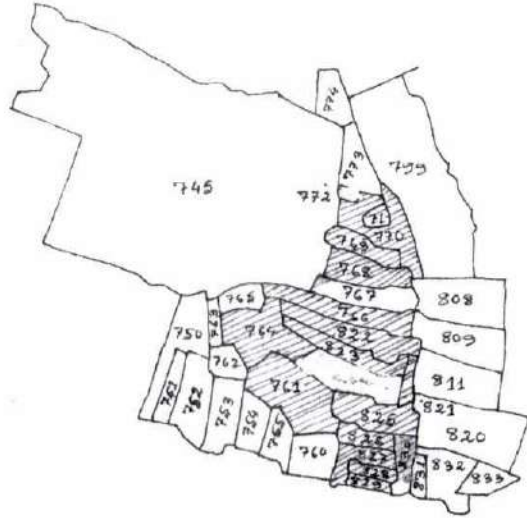
  
Security Officer  
Kolkata Development

17 0 DEC 2008



Olouza-TAMULIA : Sheet No. 2.  
 Thana - Chandil  
 Thana No - 333  
 Year of - 1958-59  
 Scale of - 10<sup>1</sup>/<sub>2</sub> mile.

Khata No.	Plot No.	Area A. D.
162	770	0.26
	768	0.19
	825	0.06
	761	0.07
	829	0.03 <sup>2</sup> / <sub>3</sub>
	821	0.04
	823	0.15
	766	0.35
	761	0.13 <sup>1</sup> / <sub>2</sub>
	825	0.21
	827	0.06
	823	0.08
	822	0.36
	826	0.16
	769	0.17
	771	0.07
	828	0.07
	764	0.40
	761	0.32 <sup>1</sup> / <sub>2</sub>
	821	0.03
	827	0.06 <sup>1</sup> / <sub>2</sub>
	825	0.03
	768	0.06
<b>23</b>	<b>337 <sup>5</sup>/<sub>6</sub></b>	



Landmark on - Red.

*B. B. M. M.*  
 23/12/2004

*Seemayer*  
 Dhaka  
 05/12/08





निबंधन विभाग, झारखंड  
सरायकेला  
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 51

Token Date/Time: 23/12/2008 16:49:18

Document Type	Sale Deed	Presenter	Upendra Kumar Singh
Presenter Name & Address	Of- Flat No. Fx 005 , Chandragiri , Ashiana Enclave P.S- M.G.M Town Jsr.		
Date of Entry	23/12/2008	DOE	Total Pages 106
Document Value	30615000	Stamp Value	1226000
Special Type		Serial No.	0
Remarks / Other Details	As Per Deed		Book 1
			CNO/PNO

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
CHANDIL	333	2	Tamoliya	162				Homestead	337.03 Decimal

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
---------------	---------	-----	-------	----------	------	------	--------

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Upendra Kumar Singh	Late Sant Kumar Singh	Business	Other		OF- FLAT NO. FX 005 , CHANDRAGIRI , ASHIANA ENCLAVE P.S- M.G.M TOWN JSR.
2	VENDEE	Shrachi Realty Pvt.Ltd Rep By Barun Sanki	Jay Deb Sanki	Service	Other		AT- SHRACHI TOWER ,686 ANANDAPUR ,EM-BY PASS -RB CONNECTOR JUNCTION KOLKATA.
3	Identifier	Ashutosh Hirak	Dr.K.K Hirak	Business	Other		FLAT NO.C-21 SIROMAN NAGAR MANGO JSR.
4	Witness1	Ashutosh Hirak	Dr.K.K Hirak	Business	Other		Flat No.C-21 Siroman Nagar Mango Jsr.
5	Witness2	Pradip R. Sakar	Late P.K Sakar	Adv	Other		76 RAJENDRA NAGAR SAKCHI JSR.

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	306,150.00
4	SP	1,590.00
Total		307,743.44

*Upendra Kumar Singh*

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंट्री की गई है।

प्रस्तुतकर्ता का हस्ताक्षर  
*Sipika*  
डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त *उपेन्द्र कुमार सिंह* ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पहचान *अशुतोष हिरक* पिता *डॉ. क. क. हिरक* निवासी *गण्डो, सरायकेला* पेशा *अधिवक्ता* ने की।

निबंधन अधिकारी का हस्ताक्षर  
*Upendra Kumar Singh*





निबंधन विभाग, झारखंड  
सरायकेला

Token No.51 Token Date: 23/12/2008 16:49:18  
Serial/Deed No./Year :6321/6303/2008  
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Upendra Kumar Singh</b> Father/Husband Name:Late Sant Kumar Singh (VENDOR) OF- FLAT NO. FX 005 , CHANDRAGIRI ,ASHIANA ENCLAVE P.S- M.G.M TOWN JSR.		
2	<b>Shrachi Realty Pvt.Ltd Rep By Barun Sanki</b> Father/Husband Name:Jay Deb Sanki (VENDEE) AT- SHRACHI TOWER ,686 ANANDAPUR ,EM-BY PASS -RB CONNECTOR JUNCTION KOLKATA.		
3	<b>Ashutosh Hiram</b> Father/Husband Name:Dr.K.K Hiram (Identifier) FLAT NO.C-21 SIROMAN NAGAR MANGO JSR.		
4	<b>Ashutosh Hiram</b> Father/Husband Name:Dr.K.K Hiram (Witness1) Flat No.C-21 Siroman Nagar Mango Jsr.		
5	<b>Pradip R. Sakar</b> Father/Husband Name:Late P.K Sakar (Witness2) 76 RAJENDRA NAGAR SAKCHI JSR.		

Book No. ..... I .....  
Volume ..... 233 .....  
Page ..... 481 ..... To ..... 586 .....  
Deed No ..... 6321/6303 .....  
Year ..... 2008 .....  
Date ..... 23/12/2008 17:35:47 .....

District Sub Registrar

Signature of Operator





निबंधन विभाग, झारखंड  
सरायकेला  
(दस्तावेज प्राप्ति रसीद)

Token No.	51	Date	23/12/2008 16:49:18
Presenter	Upendra Kumar Singh	Time	16:49
		Token For	Registry
		Counter No.	1

*U.K.S.*  
Receiver's Sign.

