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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 907189

Handwritten notes: 5.10 P.M. 21/12/22

Handwritten notes: 17310 2/12



Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Documents

Signature of Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

Handwritten notes: 78 copy 13 can 2/3576280/m 1734 88325/

26 DEC 2022

Handwritten notes: 4/c-6269/22 110-250 12-100 350/-

THIS DEED OF CONVEYANCE made this 21st day of December, two thousand twenty two

BETWEEN

63003

09 DEC 2022

DATE.....
 SOLD TO.....
 ADDRESS.....
 RS.....

09 DEC 2022

R. GINODIA & CO. LLP
 Advocates
 Ground Floor
 6, Church Lane
 Kolkata-700 001

CODE NO. (1057)
 LICENCED NO.
 70 & 20A / 1973

ANJUSHREE BANERJEE
 L. S. VENDOR (O.S.)
 HIGH COURT, KOLKATA-700 001

- mmahal



22198

09 DEC 2022

- mmahal

22199



- Chatterji



22200

Gami Sanyal

ADDITIONAL REGISTRAR
 OF ASSURANCES-IV, KOLKATA
 21 DEC 2022



THE KOLKATA MUNICIPAL CORPORATION
MUNICIPAL ASSESSMENT BOOK (Portal Copy)
LANDS AND BUILDINGS
ASSESSMENT DEPARTMENT

Borough No	Ward No	Street No	Phase No	Street Name	Heritage	Post	Assessor No	Hash No
1	001	22	5A	SEALS GARDEN LANE	NO	NO	110012300148	0000

No of Storcks	Nature of Use	Plot(In Sq.Mt.)	Compound(In Sq.Mt.)	Floor(In Sq.Mt.)	Land Area	A/Side	Section	%	Residential	Non-Res	Classified Ownership	Operative GR Quarter	Operative GR Quarter	Operative GR Quarter
	OH				Colln 78,Chatak 13,SqFt.83							12017		

Name and address of owner and/or person liable to pay unutilized rate (1)	Initial and date of the R.A./Asst. making correction (2)
Owner : S&S INDIA INDUSTRIAL MISSION Address : 5A, SEALS GARDEN LANE, KOLKATA-700002, CALCUTTA 2	

Annual Valuation (2)	Asses. rate (4)	% of Consolidated Rate (5)	Date of Abandon of Annual Valuation Column 3(6)	Date of Effect of Abandon (7)	Quarterly payable Consolidated Rate (8)	Amount of Rebate if any rate (17)(9) (25% of Consolidated Rate(8))	Amount After Allowing Rebate (Col. 8 minus Col. 9)(10)
20000		40	20/11/2000	1995-07-01 00:00:00.0	2000	0	2000
22000		40	20/11/2000	1991-07-01 00:00:00.0	2200	0	2200
22000		40	20/11/2000	1997-07-01 00:00:00.0	2200	0	2200
24190		40	21/11/2005	2003-07-01 00:00:00.0	2419	0	2419
34840		40	05/01/2022	2015-07-01 00:00:00.0	3484	0	3484
66700		20	05/01/2022	2017-04-01 00:00:00.0	6324	0	6324

Quarterly Heavily Bridge Tax at leviable on the AV (11)	Proportionate AV where applicable (12)	Proportionate Quarterly Rate (13)	% of Surcharge(14)	Amount of Surcharge(15)	Gross Amount Payable per Quarter Columns 8 or 10, 11 and 15, if any rounded off to the nearest rupee(16)	Amount of General Rebate (25% rate 21/52)(17)	Net Amount Payable per Quarter (rounded off to the nearest rupee) (18)	Initial of Assessment Clerk/Asst Assistant(19)	Initial of Authorizing Officer rate 19/14 (20)	Date of Issuing of Fresh or Supplementary Bills as per Alterations(21)	Remarks (22)
25			30	600	2525	126.25	2398				ARV
27.5			30	550	2778	138.9	2639				ARV
27.5			30	750	2778	138.9	2639				ARV
30.34			30	1200.6	3650	182.55	3467				ARV
43.96			30	1742	5270	263.5	5007				ARV
636.36			0	0	6324	316.2	6007.8				UAA

Annual Valuation and Tax Capping in Unit Area Assessment System are subject to Verification and final determination by KMC, as applicable.





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042003576480/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Ms Bannya Chatterjee OCI No. A2530943, 18807N, 1st Avenue, Phoenix, AZ 85027, City:- , United States,	Representative of Seller [The India Industrial Mission]		22199 	 21/12/2022
2	Mr Basant Kumar Parakh 1, Garstin Place, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	Representative of Buyer [Orbit Tirupati Towers Private Limited]		22198 	 21/12/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Gouri Sankar Rana Son of Late Kamala Kanta Rana 6, Church Lane, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Ms Bannya Chatterjee, Mr Basant Kumar Parakh		22200 	 21/12/2022

(Mohul Mukhopadhyay)



ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal







Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230222162221

GRN Details

GRN:	192022230222162221	Payment Mode:	Online Payment
GRN Date:	20/12/2022 15:05:13	Bank/Gateway:	ICICI Bank
BRN :	92463147	BRN Date:	20/12/2022 15:06:57
GRIPS Payment ID:	201220222022216221	Payment Init. Date:	20/12/2022 15:05:13
Payment Status:	Successful	Payment Ref. No:	2003576480/1/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	ORBIT TIRUPATI TOWERS PVT LTD
Address:	1 GARSTIN PLACE KOLKATA
Mobile:	9831077265
Contact No:	40119050
Depositor Status:	Others
Query No:	2003576480
Applicant's Name:	Mr Akash Sarkar
Identification No:	2003576480/1/2022
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	20/12/2022
Period To (dd/mm/yyyy):	20/12/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003576480/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	8674436
2	2003576480/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	1734897
			Total	10409333

IN WORDS: ONE CRORE FOUR LAKH NINE THOUSAND THREE HUNDRED THIRTY THREE ONLY.

PAID

THE INDIA INDUSTRIAL MISSION, (CIN No. U80302WB1947NPL015706), Income Tax Permanent Account Number AACCT0072E, a private limited Company within the meaning of Section 8 of the Companies Act, 2013 and thereby allowed to use its name without the addition of the words "Private Limited" to its name, having its registered office at 5A, Seals Garden Lane, Police Station Cossipore, Post Office Cossipore, Kolkata 700 002 represented by one of its Directors Ms. Bannya Chatterjee, OCI A2530943, daughter of Late Amal Kumar Chatterjee, by religion Christian, by occupation social worker, by Nationality American, residing at 18807N, 1st Avenue, Phoenix, AZ 85027, USA, presently staying at RMB Towers, 67A, Khudiram Bose Sarani, Flat 6C, Police Station Tala, Post Office Belgachia, Kolkata 700 037 authorized vide Board Resolution dated 5th November, 2022 and hereinafter referred to as "**the VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-interest and assigns) of the **ONE PART**

AND

ORBIT TIRUPATI TOWERS PRIVATE LIMITED (previously known as Tirupati Tower Private Limited) (CIN No. U45201WB1996PTC077613), a Company within the meaning of the Companies Act, 2013 having its registered office at 1, Garstin Place, Police Station Hare Street, Post Office General Post Office Kolkata, Kolkata – 700 001 and Income Tax Permanent Account Number AABCT0495N represented by one of its Directors Sri Basant Kumar Parakh, son of Shri Ratan Lal Parakh, by occupation Businessman, working for gain at 1, Garstin Place, Police Station Hare Street, Post Office General Post Office Kolkata, Kolkata – 700 001 having Income Tax Permanent Account Number AFRPP9480P and Aadhaar Number 6600 5405 8371 and hereinafter referred to as "**the PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof include its successor-in-interest and assigns) of the **OTHER PART**



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WHEREAS:

- I. The Vendor has represented to the Purchaser as follows:
- A. By and under an Indenture of Conveyance dated 19th January, 1950 made between The Church Missionary Trust Association Limited (therein referred to as the Vendor), the Vendor herein (therein referred to as the Purchaser) and Edwin Lawrence (therein referred to as the Confirming Party) registered at the office of the Registrar of Calcutta in Book No. I, Volume No. 13, Pages 84 to 90, Being No. 141 for the year 1950 (hereinafter referred to as "**the said Indenture of Conveyance**"), the Vendor herein purchased and became the absolute lawful owner of and seized and possessed of and/or otherwise well and sufficiently entitled to All That several brick built messuages tenements or dwelling houses buildings and structures partly one storeyed and partly two storeyed together with the land thereunto belonging and on part whereof the same are erected and built containing by estimation 16 Bighas 16 Cottahs 1 Chittack more or less situate lying at and being Premises Nos. 5 and 5A, Seals Garden Lane (formerly 23A Barrackpore Trunk Road) at Cossipore in the District of 24 Parganas, Dihi Punchannogram Division I, Sub Division III, Ooterpara being portion of Holding Nos. 68, 69A and 70, Sub Registration District Cossipore Dum Dum and Thana Cossipore (hereinafter referred to as "**the Larger Property**") free from all encumbrances absolutely and forever.
- B. By and under an Indenture dated 14th July, 1955 made between The Church Missionary Trust Association Limited (therein referred to as the Vendor), the Vendor herein (therein referred to as the Purchaser) and Edwin Lawrence (therein referred to as the Confirming Party) registered at the office of the Registrar of Calcutta in Book No. I, Volume No. 103, Pages 36 to 40, Being No. 3748 for the year 1955 The Church Missionary Trust Association Limited ratified and confirmed the said Indenture of Conveyance dated 19th January, 1950 and by way of further assurance granted, conveyed and confirmed unto the Vendor herein the Larger Property.



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- C. The Vendor herein from time to time has sold certain divided and demarcated portions of the Larger Property to third parties.
- D. The Vendor is at present the absolute lawful owner of and is fully seized and possessed of and otherwise fully and sufficiently entitled with a marketable title to ALL THAT piece and parcel of revenue free land measuring about 78 Cottahs 13 Chittacks 33 Square Feet be the same a little more or less together with several dwelling houses, structures boundary walls, etc. lying erected and/or built thereon situate, lying at and being Municipal Premises No. 5A, Seals Garden Lane (formed out of portion of Holding Nos. 68, 69A and 70, Dihi Panchannagram, Division-I, Sub Division-III and formerly being Premises No. 23A, Barrackpore Trunk Road), Police Station Cossipore, Kolkata 700 002 within the limits of Ward No. 001 of the Kolkata Municipal Corporation and morefully described in the **Schedule** hereunder written and hereinafter referred to as "**the said Premises**" free from all encumbrances, mortgages, charges, liens, debts, claims, demands, leases, tenancies, sub-tenancies, licences, occupancy rights, pre-emption rights, liabilities, attachments, trusts, debutters, wakfs, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, vestings, alignments, easements, injunctions, receivers, court orders/decrees and lis pendens whatsoever or howsoever.
- E. The said Premises has been mutated in the name of the Vendor in the records of the Kolkata Municipal Corporation under Assessee No. 110012200146 and the land area of 78 Cottahs 13 Chittaks 33 Square Feet is recorded in the Assessment Roll of the Kolkata Municipal Corporation.
- F. The Vendor is in exclusive lawful vacant and peaceful physical khas possession of the said Premises in its entirety and no part of the same is under the occupation or encroachment of any other person or entity and no one else is entitled to occupation or possession of any portion thereof.



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- G. There is no water body, pukur or pond in the said Premises and there is also no such recording in the records of Kolkata Municipal Corporation.
- H. There is no thika tenancy in respect of any portion of the said Premises and no claim has ever been made regarding thika tenancy at any time.
- I. The said Premises is butted and bounded on all four sides by boundary walls and there is no dispute with any adjoining property owner or anyone else regarding the possession or the boundary of the said Premises.
- J. No certificate or any notice or summons of any proceeding has been received by the Vendor and no notice or writ of attachment has been received by the Vendor by anyone including any Court or Revenue Authority under any law including the Income Tax Act, 1961 and the Public Demands Recovery Act.
- K. The said Premises is not affected by any requisition or acquisition of any authority or authorities under any law and no notice has been received by the Vendor for the acquisition or requisition of the said Premises or any part thereof under any law or Act and/or Rule.
- L. There is no order, proceeding, notification, declaration or notice affecting the said Premises in any manner whatsoever and no portion thereof has been vested and/or affected under any law and/or by any authority.
- M. There is no vacant land in the said Premises in excess of the ceiling limit and no notice, order or direction has been issued regarding the same and the said Premises or any portion thereof is not adversely affected by the provisions of the Urban Land (Ceiling and Regulation) Act, 1976. No Objection Certificate dated 4th March, 2022 has been issued by the Competent Authority, Kolkata under the Urban Land (Ceiling and Regulation) Act, 1976 in respect of the said Premises.



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- N. The Vendor has not created any equitable or other mortgage and/or any charge, lien, encumbrance or liability whatsoever in respect of the said Premises or any part thereof and the same has not been given as security against any liability or debt.
- O. No indemnity, guarantee, undertaking or any other security that may affect the said Premises in any manner whatsoever has been given by the Vendor at any time to any Bank, Financial Institution or any other entity or person whereby the said Premises and/or its sale or transfer may be affected in any manner whatsoever.
- P. No portion of the said Premises is affected by any notice or scheme or alignment of any Local Development / Planning Authority or the Government or the Kolkata Municipal Corporation or the Kolkata Improvement Trust or any other Public or Statutory Body or Authority.
- Q. The original documents of title relating to the said Premises (hereinafter referred to as the "**Original Title Documents**") have been lost and/or misplaced by the Vendor and are presently not traceable. The Vendor confirms and assures that the Original Title Documents have not been deposited and/or handed over to anyone against any loan or debt or any financial or other transaction or for any other purpose and that no mortgage, charge, lien or other right has been created in respect of the Original Title Documents of the said Premises, whether by way of deposit of Title Deeds or otherwise in any manner whatsoever and no other person or entity has any right or entitlement in respect of the same. The Vendor has already notified the local Police Station regarding loss of the Original Title Documents and General Diary entry has been registered regarding the same. Public notice has been published in the newspapers regarding the loss of the Original Title Documents and no claim or response from anyone has been received in response to such publication.



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- R. No suit, other proceeding or litigation and/or arbitration has been filed and/or is pending and/or is threatened and there is no dispute or claim regarding the said Premises or any portion thereof and there are no orders of any Court of law, tribunal, judicial, quasi-judicial, statutory or any other body or authority, whether for injunction, receivers, attachment or status quo or otherwise, affecting in any manner whatsoever the said Premises or any portion thereof and/or the ownership, right, title and interest of the Vendor in respect of the same and/or the sale and/or transfer of the said Premises by the Vendor. There are no income tax or other tax demand and/or dues against the Vendor relating to the said Premises. There is no proceeding pending against the Vendor before any Debt Recovery Tribunal and/or National Company Law Tribunal.
- S. The Vendor has not in any way dealt with the said Premises or any part thereof whereby its ownership, right, title, interest, use and enjoyment, of the said Premises or any part thereof and/or its right and entitlement to sell and/or transfer the same and/or make any construction thereon is or may be affected in any manner whatsoever and there is no restriction on sale or transfer of the said Premises and/or on making any construction thereon. Building plans for making construction of new buildings on the said Premises have been submitted for sanction to the Kolkata Municipal Corporation.
- T. The said Premises is capable of being used and transferred for any lawful purposes and there is no restriction or hindrance whatsoever regarding the same and no clearance or permission is required for such use.
- U. The Vendor has a marketable title to the said Premises without any defects or deficiencies and save and except the Vendor nobody has any right, title, interest, possession, claim or demand whatsoever in respect of the said Premises or any portion thereof.
- V. The Vendor is lawfully entitled to sell the said Premises to the Purchaser in the manner herein and the Vendor has not entered into any other agreement,



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arrangement or understanding of any nature whatsoever with any person or entity either for sale, transfer, lease, letting, parting with possession, development or for otherwise dealing with or disposing of the said Premises and/or any part thereof and the Vendor has not created any right, interest or entitlement whatsoever in favour of any third party in respect of the said Premises and/or any part thereof in any manner and there is no bar or restriction, legal or otherwise, to the sale of the said Premises by the Vendor in favour of the Purchaser herein in the manner herein contained.

- W. The said Premises is being sold by the Vendor because of necessity and need and in the interest of the objects of the Vendor. The Shareholders of the Vendor Company have accorded consent to sell the said Premises to the Purchaser herein and passed necessary resolution for the same.
- II. The Vendor has agreed to sell and the Purchaser, relying on the representations of the Vendor and upon being satisfied with the Vendor's marketable title to the said Premises, has agreed to purchase the said Premises with vacant physical possession and a marketable title, free from all encumbrances, mortgages, charges, liens, debts, claims, demands, leases, tenancies, sub-tenancies, licences, occupancy rights, pre-emption rights, liabilities, attachments, trusts, debentures, wakfs, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, vestings, alignments, easements, injunctions, receivers, court orders/decrees and lis pendens whatsoever or howsoever at the total agreed consideration of Rs. 17,34,88,335/- (Rupees seventeen crores thirty four lakhs eighty eight thousand three hundred thirty five only) and accordingly the Vendor and the Purchaser had entered into a Memorandum of Agreement for Sale dated 17th December 2021 and with the execution of the said Memorandum of Agreement for Sale dated 17th December 2021, the Vendor handed over vacant physical possession of a demarcated portion of the said Premises to the Purchaser and the Purchaser paid to the Vendor a sum of Rs. 2,00,00,000/- (Rupees two crore only) (out of which Rs. 2,00,000/- deducted on account of TDS) in part-payment of the total consideration money of Rs. 17,34,88,335/- (Rupees seventeen crore thirty four lakhs eighty eight thousand three hundred thirty five only).



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- III. At the request of the Purchaser, the Vendor has submitted a building plan for sanction of Kolkata Municipal Corporation as per requirements of the Purchaser at the cost and expenses of the Purchaser on condition that Vendor shall have no obligation for getting sanction whether before or after sale of the said Premises.
- IV. The Purchaser has at or before the execution hereof already paid to the Vendor the balance consideration of Rs. 15,34,88,355/- (Rupees fifteen crore thirty four lakhs eighty eight thousand three hundred fifty five only) in the manner hereinafter appearing and the Vendor has already put the Purchaser in peaceful vacant physical khas possession of the said Premises in its entirety.

NOW THIS DEED WITNESSETH that in pursuance of the said Memorandum of Agreement for Sale and in consideration of sum of Rs. 2,00,00,000/- (Rupees two crore only) (out of which Rs. 2,00,000/- deducted on account of TDS) already paid by the Purchaser to the Vendor by way of earnest money and part payment of the total consideration money and in further consideration of the payment of balance consideration money of Rs. 15,34,88,335/- (Rupees fifteen crore thirty four lakhs eighty eight thousand three hundred fifty five only) out of which Rs. 15,19,53,452/- (Rupees fifteen crore nineteen lakhs fifty three thousand four hundred fifty two only) paid by the Purchaser to the Vendor and a sum of Rs. 15,34,883/- has been deducted by the Purchaser on account of tax deducted at source @ 1% in compliance with Section 194 – 1A of the Income Tax Act, 1961 aggregating to Rs.17,34,88,335/- (Rupees seventeen crore thirty four lakhs eighty eight thousand three hundred thirty five only) (the receipt whereof the Vendor doth hereby as well as by the Memo of Consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof doth hereby forever acquit, release and discharge the Purchaser as well as the said Premises hereby transferred and conveyed) the Vendor doth hereby indefeasibly grant, sell, transfer, convey, assign and assure unto and in favour of the Purchaser absolutely and forever free from all encumbrances, mortgages, charges, liens, debts, claims, demands, leases, tenancies, sub-tenancies,



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licenses, occupancy rights, pre-emption rights, liabilities, attachments, trusts, debutters, wakfs, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, vestings, alignments, easements, injunctions, receivers, court orders/decrees and lis pendens whatsoever or howsoever the said Premises being **ALL THAT** the piece and parcel of revenue free land measuring about 78 Cottahs 13 Chittacks 33 Square Feet be the same a little more or less together with several dwelling houses, structures, boundary walls, etc. lying erected and/or built thereon situate, lying at and being Municipal Premises No. 5A, Seals Garden Lane (formed out of portion of Holding Nos. 68, 69A and 70, Dihi Panchannagram, Division-I, Sub Division-III and formerly being Premises No. 23A, Barrackpore Trunk Road), Police Station Cossipore, Kolkata 700 002 within the limits of Ward No. 001 of the Kolkata Municipal Corporation and morefully described in the **Schedule** hereunder written and hereinafter referred to as "**the said Premises**" **OR HOWSOEVER OTHERWISE** the said Premises or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and other lights all yards courtyards areas common paths and passages sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said Premises or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said Premises and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest entitlement inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendor into or upon and in respect of the said Premises and/or any and every part thereof herein comprised and hereby granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the said Premises or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from



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whom the Vendor can or may procure the same without any action or suit at law or in equity **TOGETHER WITH** the benefit of the building plans that have been submitted to the Kolkata Municipal Corporation and are under process in the name of the Vendor for construction of new buildings on the said Premises alongwith benefit of all approvals, permissions, no objections, clearances, reports etc. that may have been and/or may be issued or obtained regarding the same in the name of the Vendor **TO HAVE AND TO HOLD** the said Premises hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever without any manner of condition use trust and other things whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, liens, debts, claims, demands, leases, tenancies, sub-tenancies, licenses, occupancy rights, pre-emption rights, liabilities, attachments, trusts, debutters, wakfs, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, vestings, alignments, easements, injunctions, receivers, court orders/decrees and lis pendens whatsoever or howsoever.

II. **AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

1. The Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said Premises and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature as mentioned above and the Vendor is lawfully entitled to sell and transfer the said Premises and every part thereof absolutely in favour of the Purchaser herein.

2. The Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said Premises hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting



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selling conveying assigning and assuring the said Premises or any part thereof in the manner aforesaid to the Purchaser herein.

3. Notwithstanding any act deed matter or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said Premises hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same.

4. Notwithstanding any such act deed matter or thing whatsoever as aforesaid the right, title or interest of the Vendor in respect of the said Premises which the Vendor doth hereby profess to transfer subsists.

5. The Vendor now has in itself good right and full and absolute power and indefeasible title to grant sell convey transfer assure and assign the said Premises hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner aforesaid.

6. The Vendor has duly made over peaceful vacant physical khas possession of the said Premises in its entirety to the Purchaser herein and henceforth the Purchaser shall be the absolute lawful owner of the said Premises and henceforth the Vendor and/or any person or persons lawfully or equitably claiming from under or in trust for the Vendor shall not have any right title interest entitlement claim or demand whatsoever in respect of the said Premises or any portion thereof in any manner whatsoever.

7. The Purchaser shall be entitled to all rights, liberties, facilities, appurtenances, privileges, benefits, advantages and easements whatsoever relating to and/or appertaining to and/or in respect of the said Premises and/or commonly enjoyed therewith including the right of access, ingress and egress with men, materials and



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vehicles to and from the said Premises over the Common Passage leading up to the said Premises from Barrackpore Trunk Road.

8. The Purchaser shall and may at all times hereafter peaceably and quietly enter into hold use occupy possess enjoy transfer and/or otherwise deal with the said Premises in any manner whatsoever and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor.

9. The Purchaser shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates, encumbrances, mortgages, charges, liens, debts, claims, demands, leases, tenancies, licenses, occupancy rights, pre-emption rights, liabilities, attachments, trusts, debutters, wakfs, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, vestings, alignments, easements, injunctions, receivers, court orders/decrees and lis pendens whatsoever or howsoever suffered or made or liabilities created in respect of the said Premises by the Vendor or by any person or persons lawfully or equitably claiming from under or in trust for the Vendor as aforesaid or otherwise.

10. The Vendor has made payment of all the municipal and property tax bills received by it (including levies, outgoings, impositions, penalties, liabilities and interest thereon, if any) from the Kolkata Municipal Corporation in respect of the said Premises relating to the period upto the date of execution and registration of this Deed of Conveyance and in the event of any municipal and property rates, taxes, levies, outgoings, impositions, penalties, interests and liabilities being payable to any concerned authority including the Kolkata Municipal Corporation in respect of the said Premises relating to the period upto the date of execution and registration of this Deed of Conveyance is found to be due and outstanding then the same shall be paid



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by the Vendor and the Vendor shall keep the Purchaser fully indemnified regarding the same.

11. The Vendor shall pay, discharge, clear, satisfy and/or resolve any encumbrance, liability, claim, demand, taxes, outgoings, water and electricity charges, etc. relating to the said Premises for the period upto the date of the execution and registration of this Deed of Conveyance in favour of the Purchaser, even if such claim or demand is raised and/or demanded subsequently and the Vendor hereby indemnifies and agrees to keep indemnified the Purchaser in respect of the above

12. The said Premises is within the ceiling limits under the applicable laws and no part of the said Premises is excess vacant land and/or is liable to be affected or vested under any law.

13. The Vendor has not entered into any other agreement, arrangement or understanding of any nature whatsoever with anyone else, either verbally or in writing, either for sale, transfer, lease, letting, parting with possession, development or for otherwise dealing with or disposing of the said Premises or any portion thereof and the Vendor has not created any right, interest or entitlement whatsoever in favour of any third party in respect of the said Premises and/or any part thereof in any manner and there is no bar or restriction, legal or otherwise, to the sale of the said Premises in favour of the Purchaser herein in the manner herein contained.

14. The said Premises or any part or portion thereof is not affected by any tax disputes or tax demands, notice, order, proceeding or attachment including under any certificate case or proceedings under the Public Demands Recovery Act or any other law at the instance of the Income Tax, Wealth Tax, Gift Tax or Estate Duty Authorities or any other Government Authority or Department or otherwise whatsoever.

15. The said Premises is not adversely affected in any manner including relating to attachment, acquisition, requisition, vesting, etc. under any law.



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16. No notice, declaration, order, notification or proceeding has been issued, published, initiated, instituted or served on the Vendor for the acquisition of the said Premises or any part thereof under any law, rules and/or regulations and the Vendor has no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said Premises or any part thereof.

17. No suit, appeal, revision, review, litigation, arbitration and/or any other legal or other proceeding has been filed or is pending or threatened in or before any Court of law, tribunal, judicial, quasi-judicial, statutory or any other body, authority, entity or person affecting the said Premises and/or any part thereof and/or the right title and interest of the Vendor and no part of the said Premises is lying attached under any writ or attachment of any Court or Revenue Authority and no injunction or attachment or other order has been passed relating to or affecting the said Premises or its sale and/or transfer by the Vendor in any manner whatsoever.

18. The Vendor has not created any equitable or other mortgage and/or any charge, lien, encumbrance or liability whatsoever in respect of the said Premises or any part thereof and the same has not been given as security against any liability or debt and the said Premises is not affected by or subject to any personal guarantee or commitment for securing any loan, security, assurance and/or transaction.

19. Notwithstanding anything to the contrary contained elsewhere, it is expressly made clear that the entire estate right title interest entitlement possession claim and demand whatsoever of the Vendor herein both at law and in equity in respect of the said Premises or any portion thereof is being absolutely transferred by this Deed in favour of the Purchaser and the Purchaser shall be entitled to get the said Premises mutated in its name with the Kolkata Municipal Corporation on the basis of this Deed and the Vendor hereby gives its consent for the same and the Vendor undertakes to co-operate with the Purchaser in all respects to cause mutation of the said Premises in the name of the Purchaser and in this regard the Vendor shall sign all documents and papers as required by the Purchaser from time to time.



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20. The Original Title Documents have been lost and/or misplaced by the Vendor and are presently not traceable and that the Original Title Documents have not been deposited and/or handed over to anyone against any loan or debt or any financial or other transaction or for any other purpose and that no mortgage, charge, lien or other right has been created in respect of the Original Title Documents of the said Premises, whether by way of deposit of Title Deeds or otherwise in any manner whatsoever and no other person or entity has any right or entitlement in respect of the same and in the event of any of the Original Title Documents being found at any time, the same shall be forthwith handed over to the Purchaser.

21. The said Premises is being sold by the Vendor because of necessity and need and in the interest of the objects of the Vendor.

22. The Purchaser shall be entitled to use/utilise the said Premises for any lawful purposes and the Vendor assures that there is no restriction or hindrance whatsoever regarding the same and no clearance or permission is required for such use.

23. The Vendor doth hereby indemnify and agree to keep indemnified the Purchaser of from and against all actions suits proceedings claims losses damages costs charges expenses liabilities demands and consequences whatsoever that the Purchaser may suffer and/or incur and/or be liable for or put to in the event of there being any defect and/or discrepancy in title in respect of the said Premises or any portion thereof and/or in the transfer of the said Premises in favour of the Purchaser or by reason of any breach of the covenants and/or representations herein contained and/or due to any act, omission, breach, violation or default by the Vendor.

24. The Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said Premises or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such acts deeds matters and things whatsoever for further better and more perfectly



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and effectually granting and assuring the said Premises and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

III. The Purchaser has already deposited with the Income Tax Authority Rs. 2,00,000/- in terms of Income Tax Act and the Purchaser hereby covenants with the Vendor that the Purchaser shall deposit with the Income Tax Authority Rs. 15,34,883/- in terms of Income Tax Act and produce copies of the challans evidencing payment of the sum of Rs. 17,34,883/- to the Vendor.

THE SCHEDULE ABOVE REFERRED TO
(“the said Premises”)

ALL THAT the piece or parcel of revenue free land measuring about 78 Cottahs 13 Chittacks 33 Square Feet be the same a little more or less together with several dwelling houses, structures (together measuring about 28501 square feet), boundary walls, etc. lying erected and/or built thereon situate, lying at and being Municipal Premises No. 5A, Seals Garden Lane (formed out of portion of Holding Nos. 68, 69A and 70, Dihi Panchannagram, Division-I, Sub Division-III and formerly being Premises No. 23A Barrackpore Trunk Road), Police Station Cossipore, Kolkata – 700 002 within the limits of Ward No. 001 of the Kolkata Municipal Corporation Together With all rights, liberties, facilities, appurtenances, privileges, benefits, advantages and easements whatsoever relating to and/or appertaining to and/or in respect of the said Premises and/or commonly enjoyed therewith including the right of access, ingress and egress with men, materials and vehicles to and from the said Premises over the Common Passage leading upto the said Premises from Barrackpore Trunk Road. The said Premises is delineated in **GREEN** borders in the **map** or **plan** annexed hereto and is butted and bounded in the following manner-

On the North:	Partly by 5.64meters wide Seals Garden Lane and Partly by 5/1A Seals Garden Lane;
On the East:	Partly by Premises Nos. 4J, 4H, 4G/A, 4G/1B, 4F & 5B/8,

	Seals Garden Lane and Partly by Marbagan Lane (9.45 meters wide) which leads to Barrackpore Trunk Road;
On the West:	By Premises Nos. 5B/15C, 5B/16A, 5B/16L, 5B/16D, 5B/16J, 5B/20E, 5B/21, 5B/22 & 5B/23, Common Passage; and
On the South:	By Marbagan Lane [9.062 (Average) meters wide].

OR HOWSOEVER OTHERWISE the same may be butted, bounded, called, known, numbered, described or distinguished.

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

SIGNED AND DELIVERED by
the within-named **Vendor** at Kolkata
in the presence of:

THE INDIA INDUSTRIAL MISSION

Bhatnagar
Director

[Signature]

1 Grantham Place
Kolkata - 700001

Anindita Guha Mallik
Advocate

S.N.S. Road, Kol - 700001

SIGNED AND DELIVERED by
the within-named **Purchaser** at
Kolkata in the presence of:

Orbit Tirupati Towers Private Limited

[Signature]
Director

[Signature]

(*VISHAY NARAYAN RATHI*)

Anindita Guha Mallik
Advocate

Drafted by : *Souvik Ganguly*
Mr. Souvik Ganguly, Advocate
Enrolment no. F/651/2014
R. Ginodia & Co. LLP, Advocates
Ground Floor, 6, Church Lane
Kolkata-700 001.

21-12-2022

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ADDITIONAL SECRETARY
OF ASSURANCE, KOLKATA
21 DEC 2022

Memo of Consideration

Received from the within-named Purchaser, a sum of Rs. 17,34,88,335/- (Rupees seventeen crores thirty four lakhs eighty eight thousand three hundred thirty five only) being the total agreed consideration for sale of the said Premises in the following manner:

<u>Particulars</u>	<u>Amount</u>
By Cheque No. 006633 dated 17.12.2021 drawn on ICICI Bank, R.N. Mukherjee Branch	Rs. 49,50,000/-
By Cheque No. 006635 dated 17.12.2021 drawn on ICICI Bank, R.N. Mukherjee Branch	Rs. 1,48,50,000/-
By Cheque No. 007361 dated 20.12.2022 drawn on ICICI Bank, R.N. Mukherjee Branch	Rs. 10,24,53,452/-
By Cheque No. 007362 dated 20.12.2022 drawn on ICICI Bank, R.N. Mukherjee Branch	Rs. 4,95,00,000/-
Tax Deducted at Source in December 2021	Rs. 2,00,000/-
Tax Deducted at Source in December 2022	Rs. 15,34,883/-
Total	Rs. 17,34,88,335/-

(Rupees seventeen crores thirty four lakhs eighty eight thousand three hundred thirty five only)

THE INDIA INDUSTRIAL MISSION

Chattopadhyay
Director

Vendor

Witnesses:

(Vijay Narayan Patil)
(VIJAY NARAYAN PATIL)

Anindita Gaha Mallick
Advocate

























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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
21 DEC 2022



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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
21 DEC 2022

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and or purchaser Presentants										
	(Left Hand)										
	Little	Ring	Middle	Fore	Thumb						
											
	(Right Hand)										
	Thumb	Fore	Middle	Ring	Little						
											
Signature : <i>Bhattarai</i>											
	(Left Hand)										
	Little	Ring	Middle	Fore	Thumb						
											
	(Right Hand)										
	Thumb	Fore	Middle	Ring	Little						
											
Signature : <i>Manu</i>											
	(Left Hand)										
	Little	Ring	Middle	Fore	Thumb						
	(Right Hand)										
	Thumb	Fore	Middle	Ring	Little						
Signature :											



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

21 DEC 2022

Major Information of the Deed

Deed No :	I-1904-20834/2022	Date of Registration	26/12/2022
Query No / Year	1904-2003576480/2022	Office where deed is registered	
Query Date	19/12/2022 9:07:13 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Akash Sarkar 6, Church Lane,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9123973083, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 17,34,88,335/-	Rs. 17,34,88,335/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 86,74,536/- (Article:23)	Rs. 17,34,981/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Cossipur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Seals Garder Lane, , Premises No: 5A, , Ward No: 001 Pin Code : 700002

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	78 Katha 13 Chatak 33 Sq Ft	15,34,88,335/-	15,34,88,335/-	Width of Approach Road: 30 Ft.,
Grand Total :				130.1163Dec	1534,88,335 /-	1534,88,335 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	28501 Sq Ft.	2,00,00,000/-	2,00,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor :28501 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		28501 sq ft	200,00,000 /-	200,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	The India Industrial Mission 5A, Seales Garden Lane, City:- Not Specified, P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 , PAN No.:: AAxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Orbit Tirupati Towers Private Limited 1 Garstin Place, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, PAN No.:: AAxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ms Bannya Chatterjee Daughter of Late Amal Kumar Chatterjee OCI No. A2530943, 18807N, 1st Avenue, Phoenix, AZ 85027, City:- , P.O:- NA, United States, PIN:- 000000, Sex: Female, By Caste: Christian, Occupation: Others, Citizen of: United States, , NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : The India Industrial Mission (as Director)
2	Mr Basant Kumar Parakh (Presentant) Son of Mr Ratan Lal Parakh 1, Garstin Place, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx0P, Aadhaar No: 66xxxxxxx8371 Status : Representative, Representative of : Orbit Tirupati Towers Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Gouri Sankar Rana Son of Late Kamala Kanta Rana 8, Church Lane, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Ms Bannya Chatterjee, Mr Basant Kumar Parakh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	The India Industrial Mission	Orbit Tirupati Towers Private Limited-130.116 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	The India Industrial Mission	Orbit Tirupati Towers Private Limited-28501.00000000 Sq Ft

On 21-12-2022

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

Presented for registration at 17:10 hrs on 21-12-2022, at the Private residence by Mr Basant Kumar Parakh ,

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 17,34,88,335/-

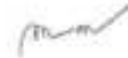
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 21-12-2022 by Ms Bannya Chatterjee, Director, The India Industrial Mission (Private Limited Company), 5A, Seales Garden Lane, City:- Not Specified, P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002

Identified by Mr Gouri Sankar Rana, , Son of Late Kamala Kanta Rana, 6, Road: Church Lane, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 21-12-2022 by Mr Basant Kumar Parakh, Director, Orbit Tirupati Towers Private Limited (Private Limited Company), 1 Garstin Place, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Gouri Sankar Rana, , Son of Late Kamala Kanta Rana, 6, Road: Church Lane, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 26-12-2022

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,34,981.00/- (A(1) = Rs 17,34,883.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 17,34,897/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/12/2022 3:06PM with Govt. Ref. No: 192022230222162221 on 20-12-2022, Amount Rs: 17,34,897/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 92463147 on 20-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 86,74,436/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 86,74,436/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 63003, Amount: Rs.100.00/-, Date of Purchase: 09/12/2022, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/12/2022 3:06PM with Govt. Ref. No: 192022230222162221 on 20-12-2022, Amount Rs: 86,74,436/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 92463147 on 20-12-2022, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 104 to 137

being No 190420834 for the year 2022.



Digitally signed by SEMANTI SIKDAR

Date: 2023.01.02 13:02:06 +05:30

Reason: Digital Signing of Deed.

(Semanti Sikdar) 2023/01/02 01:02:06 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS 21st DAY OF December, 2022

BETWEEN

THE INDIA INDUSTRIAL MISSION

...VENDOR

AND

ORBIT TIRUPATI TOWERS
PRIVATE LIMITED

... PURCHASER

DEED OF CONVEYANCE

R. Ginodia & Co. LLP
Advocates
Ground Floor, 6, Church Lane
Kolkata – 700 001