

MP 14
SC Sons (P)

NAME
ADD
28 APR 2017
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, X. S. Row, Kolkata, Kal-1

ARA
11/11/11



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
52 MAY 2017

Identified by me:
L. S. Gutter No date
dish G. Datta of 2011,
Meishrab Para Lane,
D. Hazra, P. S. Shilpur
Kolkata-711101
(over)

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-000792559-1 Payment Mode: Online Payment
GRN Date: 02/05/2017 11:42:48 Bank: HDFC Bank
BRN: 323817065 BRN Date: 02/05/2017 11:43:50

DEPOSITOR'S DETAILS


Id No. : 19020000589613/1/2017
(Query No./Query Year)

Name : KIC RESOURCES LTD.
Contact No. : Mobile No. : +91 9831218919
E-mail : pukhraj1512@yahoo.co.in
Address : 1, CHANDNEY CHOWK STREET, KOLKATA-700072
Applicant Name : Mr AMIT KUMAR SINHA
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

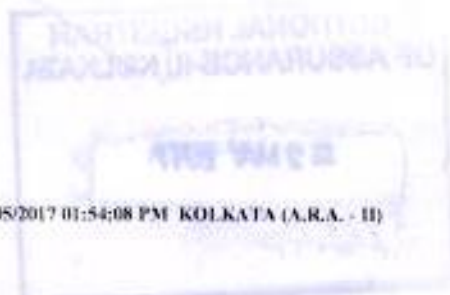
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19020000589613/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	7958836
2	19020000589613/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	1137702

In Words : Rupees Ninety Lakh Ninety Six Thousand Five Hundred Thirty Eight only
Total 9096538

Name and Address of identifier	Identifier of	Signature with date
1 Mr NEMAI DUTTA Son of Late SATISH DUTTA 20/1, BAISHNAB PARA LANE, P O - HOWRAH, P.S.- Shibpur, Howrah, District -Howrah, West Bengal, India, PIN - 711101	Mr ARUN KUMAR DE, Mr VIVEK KUNDALIA	

(Ashoke Kumar Biswas)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 II KOLKATA
 Kolkata, West Bengal



(which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART : AND (1) M/S. S. C. SONS PVT. LTD.** (PAN AAEC4502J) a Company registered under the provisions of Companies Act, 1956 having its Corporate Identification Number U51909WB1924PTC004937 and having its Registered Office at 1/3, Love Lock Street, P.S. Ballygunge, Kolkata - 700 019 represented by its Director **MR. VIVEK KUNDALIA** (PAN AKF7573H) son of Pradeep Kundalia, residing at 1/3, Love Lock Street, Kolkata - 700 019 by faith Hindu, by Nationality Indian and by occupation Business **AND (2) M/S. JVS EXPORTS PVT. LTD.** (PAN AAACJ7713N) a Company registered under the provisions of Companies Act, 1956 having its Corporate Identification Number U17115WB1989PTC046846 and having its Registered Office at 54/1A Hazra Road, P.S. Gariahat, Kolkata - 700 019 represented by its Director **MR. VIVEK KUNDALIA** son of Pradeep Kundalia (PAN AKF7573H), residing at 1/3, Love Lock Street, Kolkata - 700 019 by faith Hindu, by Nationality Indian and by occupation Business **AND (3) KIC RESOURCES LIMITED** (PAN AABCK1521G), a company registered under the provisions of Companies Act 1956 having its Corporate

Identification Number U70109WB1991PLC053497 and having its registered office at 1, Chandney Chowk Street, P. S. Bowbazar, Kolkata 700072 represented by its Director **MR. VIVEK KUNDALIA** (PAN AKFPK7573H) son of Pradeep Kundalia, residing at 1/3, Love Lock Street, Kolkata - 700 019 by faith Hindu, by Nationality Indian and by occupation Business hereinafter referred to as **PURCHASERS** (which expression shall be deemed to mean and include its successors-in-interest and assigns) of the **OTHER PART.**

W H E R E A S :

1. One Kulsum Bai widow of Oosman Jamal was seized and possessed of or otherwise well and sufficiently entitled as and for an absolute and indefeasible estate of inheritance in fee simple and in possession or an estate equivalent thereto free from all encumbrances, charges, attachments and liens whatsoever to All That brick-built messuage or dwelling house together with piece or parcel of revenue redeemed land thereunto belonging and on part whereof the same is erected and built containing by estimation 1 Bigha 3 Cottahs and 6 Chittacks more or less situate lying at and being Premises now known as 3 (formerly 1/ 2) Robinson Street within the Municipal limits of the TOWN OF CALCUTTA and more fully described in the First Schedule

GN. 0-586424/17

West Bengal Form No. 1504

IGR

৫২ ধারার (খ) দফামত রসিদ

652000

1139/17
1233/17

২০

সালের

AD03/05/17

ক্রমিক নং

দলিলের নম্বর

বহির নম্বর

Mr. Virendra Kumbhakar

এর নিকট হইতে প্রাপ্ত

দলিল

Mr. Arun Kr. Das

এর দ্বারা

SC Sam P. Das

এর ক্ষেত্রে সম্পাদিত।

কি প্রকারের দলিল

Sale

দলিলে লিখিত সম্পত্তির মূল্য

Rs. 113768797/-

ফী তালিকার দফা

৩৯৯

R/f on dm

দলিল ফেরত হইবার জন্য সম্ভবতঃ যে তারিখে

প্রস্তুত থাকিবে।

তারিখ:

২০

সাল

1 Apr 0. 366

রেজিস্ট্রার/সাব-রেজিস্ট্রার

এই রসিদখানি উপস্থিত করিলে দলিল ফেরত দেওয়া হইবে।

উইল ছাড়া অপরাপর দলিল না-দাবি অবস্থায় রেজিস্ট্রারি অফিসে দুই বৎসরের অধিককাল পড়িয়া থাকিলে তাহা আইনানুসারে ফরাস করিয়া ফেলা যাইতে পারিবে।

রেজিস্ট্রারি সম্পূর্ণ হইবার পর একমাসের অধিককাল কোন দলিল বা আমমোক্তারনামা দাবি করা না হইলে, প্রতি মাসের বা তাহার কোন অংশের জন্য অতিরিক্ত পঞ্চাশ পয়সা ফী দিতে হইবে। প্রত্যেক স্থানেই ঐ ফী উর্ধ্বসংখ্যায় কুড়ি টাকা পর্যন্ত হইতে পারিবে।

GN. 0-589613/17

West Bengal Form No. 1504

IGR

৫২ ধারার (খ) দফামত রসিদ

651999

1138/17
1232/17

২০

সালের

AD03/05/17

ক্রমিক নং

দলিলের নম্বর

বহির নম্বর

Mr. Virendra Kumbhakar

এর নিকট হইতে প্রাপ্ত

দলিল

Mr. Arun Kr. Das

এর দ্বারা

SC Sam P. Das

এর ক্ষেত্রে সম্পাদিত।

কি প্রকারের দলিল

Sale

দলিলে লিখিত সম্পত্তির মূল্য

Rs. 113768797/-

ফী তালিকার দফা

৩৯৯

R/f on dm

দলিল ফেরত হইবার জন্য সম্ভবতঃ যে তারিখে

প্রস্তুত থাকিবে।

তারিখ:

২০

সাল

1 Apr 0. 366

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রেজিস্ট্রারি সম্পূর্ণ হইবার পর একমাসের অধিককাল কোন দলিল বা আমমোক্তারনামা দাবি করা না হইলে, প্রতি মাসের বা তাহার কোন অংশের জন্য অতিরিক্ত পঞ্চাশ পয়সা ফী দিতে হইবে। প্রত্যেক স্থানেই ঐ ফী উর্ধ্বসংখ্যায় কুড়ি টাকা পর্যন্ত হইতে পারিবে।

hereunder written and hereinafter referred to as the "said Property".

2. That said Kulsun Bai while seized and possessed of the said property by an Indenture dated 20th May 1947 sold transferred and conveyed the said property described in the First Schedule hereunder written to one Gadadhar De son of Late Kali Pada De for a valuable consideration and the said Deed of Conveyance is duly registered with the Registrar of Calcutta in Book No. I, Volume No. 36, Pages 195 to 199, Being No. 1729 for the year 1947.

3. That said Gadadhar De by an Indenture of Mortgage dated 20th May 1947 mortgaged several properties including the said property described in the Schedule hereunder written together with other properties to Smt. Sarashi Bala Debi of 34, Ballygunge Circular Road within the Municipal limits of the town of Calcutta in the town of Calcutta against an advance and the said Indenture of Mortgage was duly registered with the Sub-Registrar of Calcutta in Book No. I, Volume No. 50, Pages 248 to 259, Being No. 1767 for the year 1947.

4. That said Gadadhar De by another Indenture of Mortgage dated 17th September 1947 mortgaged several properties

including the property described in the Schedule hereunder written subject to the Indenture of Mortgage dated 20th May 1947 and the said Indenture of Mortgage was registered with the Sub-Registrar of Calcutta in Book No. I, Volume No. 97, Pages 151-169, Being No. 3169 for the year 1947.

5. That said Smt. Sarashi Bala Debi by an Indenture dated 2nd day of April 1954 retransferred reconveyed and reassigned unto said Gadadhar De All Those mortgaged properties including the said property.

6. The said Indenture was duly registered with the Registrar of Assurances, Calcutta in Book No. I, Volume No. 58, Pages 89 to 94, Being No. 1786 for the year 1954.

7. That by an Indenture of Mortgage dated 11th March 1959 and made between said Gadadhar De as Mortgagor of the One Part and Jyotsna Kumar Mitter as Mortgagee of the Other Part and registered at the office of the Sub Registrar of Assurances at Calcutta in Book No. I, Volume No. 133, Pages 22 to 30, Being No. 5078 for the year 1959 for and in consideration of advance made by the Mortgagee to the Mortgagor, said Gadadhar De granted conveyed to the Mortgagee the said property subject to the proviso therein contained.

8. That said Gadadhar De by an Indenture dated 22nd June 1959 duly registered before the Sub-Registrar of Assurance, Calcutta in Book No. I, Volume No. 50, Pages 231 to 235, Being No. 2790 for the year 1959 granted transferred and conveyed the said property in favour of his wife Smt. Santi De as sole trustee subject to the trust and uses therein mentioned .

9. The said Trust Deed inter alia provided that during the lifetime of the trustee, the trust property and the benefits arising therefrom were to be enjoyed by the Settlor's two sons, subject to the other terms and conditions as laid down in the said Deed of Trust. The said Trust Deed further provided that after the death of said Smt. Santi De, the trustee, the trust would come to an end; and the trust property would devolve upon Sri Aurobindo De and Sri Arun Kumar De the sons of the said Settlor Gadadhar De and/or any other sons and daughters that may thereafter be born absolutely in equal shares.

10. That said Jyotsna Kumar Mitter by an Indenture dated 21st September 1962 retransferred reconveyed and reassigned unto said Smt. Santi De All That the said property.

11. The said Indenture was duly registered with the Sub Registrar of Assurances, Calcutta in Book No. 1, Volume No. 150, Pages 164 to 167, Being No. 5136 for the year 1962.

12. Thus the said property described in the First Schedule became the absolutely free from all encumbrances charges liens and lis pendences.

13. That Smt. Santi De as sole trustee inducted tenants in respect of different parts of the said property yielding rent for the purpose of defraying educational expenses and also to pay principal dues under the aforesaid mortgage.

14. The trust created by said Gadadhar De came to an end with the death of the trustee, Smt. Santi De on 17.05.2014 and in terms of the said Deed of Trust, the said property devolved upon said two sons namely Sri Aurobindo De and Sri Arun Kumar De as said Gadadhar De had no other son and/or daughter during his lifetime.

15. Thus said Sri Aurobindo De and Sri Arun Kumar De became the absolute owners of the said property, each having undivided one half share .

16. That said Sri Aurobindo De died intestate on 10.06.2015 leaving behind surviving his only son Sri Partho De (PAN ACMPD2684F) and only daughter Ms. Debjani De as his legal heirs under Dayabhaga School of Hindu Law by which he was governed during his lifetime and at the time of his death. Smt. Arati De wife of Sri Aurobindo De died intestate on 03.11.2005.

17. That Ms. Debjani De who was spinster during her lifetime died intestate on 11.06.2015 leaving behind her only brother Sri Partho De as her legal heir under Dayabhaga School of Hindu Law by which she was governed during her lifetime and at the time of her death.

18. Thus said Sri Partho De by way of heritance became the absolute owner of undivided one half share of the said property and said Sri Arun Kumar De remains owner of the other half of the said property described in the First Schedule hereunder written.

19. That due to various reasons said Sri Partho De and said Sri Arun Kumar De voluntarily declared their intention to sell their respective undivided one half share of the said property subject to occupancy of different tenants, whose names and rent payable are mentioned in the Second Schedule hereunder written

but free from all encumbrances charges liens and lis pendences and mortgages mentioned hereinabove.

20. That said Sri Partho De and Sri Arun Kumar De declared that

- a. That save and except them no other person or persons has or have any right title and interest in the said property
- b. That there is no impediment under any Act or law for him to grant sell convey transfer assign and assure their respective undivided one half share in the said Property in favour of the Purchasers.
- c. That the said property is not under the ~~custody~~ custody of any Receiver.
- d. That the said property is not mortgaged to any individual and/or financial institutions.
- e. That no Title suit or Money suit is pending before any Court of Law in respect of the said property.
- f. That no lease Agreement is subsisting in respect of any part of the said property.
- g. That the said property is free from all encumbrances charges liens and lispendences but subject to tenancies as described in the Second Schedule hereunder written.

h. That no Agreement for Sale or understanding with any person or persons is subsisting in respect of the said property.

21. Relying upon the statements made by said Sri Partho De and Sri Arun Kumar De in the foregoing paragraphs and deeming it to be true, the Purchasers by an Agreement dated 15th July 2016 agreed to purchase from Sri Partho De his undivided one half share of the said property described in the First Schedule written hereunder for consideration of Rs. 10,00,00,000.00 (Rupees Ten crores) only as an absolute estate in fee simple or an estate equivalent thereto and free from all encumbrances, attachments, mortgages, charges and other claims and demands and any other defects in title but subject to tenancies.

22. That pursuant to the said sale Agreement the Purchasers has paid to said Sri Partho De part consideration on different dates which said Sri Partho De admitted and acknowledged.

23. That said Partho De upon receiving substantial sale consideration from the Purchasers shifted to his new residence and handed over vacant possession of the portion under his occupation to the Purchasers against the said sale consideration.

24. That said Sri Partho De who was bachelor during his lifetime died intestate on 21.02.2017 leaving behind his uncle Sri Arun Kumar Dey (father's full blood brother) as his only legal heir under Dayabhaga School of Hindu Law by which he was governed during his lifetime and at the time of his death.

25. Thus said Sri Arun Kumar Dey become the absolute owner of undivided one half share in the said property described in the First Schedule hereunder written by way of inheritance upon death of Sri Partho De.

26. That upon request of the Purchasers the Vendor has agreed to execute Deed of Conveyance in favour of the Purchasers in respect of undivided one half share inherited from Sri Partho De.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of said sum of Rs. 10,00,00,000.00 (Rupees Ten crores) out of which Rs. 5,00,00,000.00 (Rupees Five crore only) to Late Partho De and the balance Rs. 5,00,00,000.00 (Rupees Five crore only) to the Vendor paid by the Purchasers on or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of

and from the same and every part thereof doth for ever acquit release and discharge the Purchasers by these presents) the Vendor doth hereby grant transfer and convey unto the Purchasers All That undivided one half share of the said Premises being No. 3, Robinson Street, P.S. Shakespeare Sarani, Kolkata 700017 more fully described in the First Schedule hereunder written subject to tenancies of more than 30 years more fully described in the Second Schedule hereunder written OR HOWSOEVER OTHERWISE the said property hereby transferred or any part thereof now are or is or at any time heretofore were or was situate butted bounded called known numbered described and distinguished together with all houses structures out - offices out buildings garages walls yards ways paths passages privies sewers drains water courses and alights right liberties privileges easement profits appendages and appurtenances whatsoever to the said Property belonging or in anywise or with the same or any part thereof now or at any time heretofore held occupied enjoyed accepted reputed deemed taken or known as part parcel or member thereof or appurtenant thereto and with their and every of their appurtenances and All the estate right interest inheritance use trust possession property claim and demand whatsoever both at law and in equity of the Vendor in to and upon the said property

hereby transferred and every part thereof and all deeds patthas muniments writings and evidences of title which exclusively relate to the said concern the said property hereby transferred or any part thereof and which now are or hereafter shall or may be in custody power or possession of the Vendor or any other person or persons from whom he can or may procure the same without any action or suit TO HAVE AND TO HOLD the said property hereby transferred or expressed or intended so to be with appurtenances unto the Purchasers absolutely that notwithstanding any act deed or thing by the Vendor done or executed or knowingly suffered to the contrary the Vendor now hath good right full power and absolute authority to grant transfer and convey the said property hereby transferred or expressed or intended so to be unto the Purchasers in the manner aforesaid AND that the Purchasers shall and may at all times thereafter peaceably and quietly possess and enjoy the said property hereby transferred and receive the rents and profits thereof without any 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 him And that free and clear and freely and clearly and absolutely exonerated and released or otherwise by and at the cost and expenses of the

Vendor well and sufficiently indemnified from and against all manner of encumbrances charges attachments mortgages liens whatsoever made occasioned or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid And further the Vendor and all persons having or lawfully or equitably claiming any estate or interest in the said property hereby transferred or any part thereof from under or in trust for him the Vendor shall and will from time to time and at all times hereafter upon the request of the Purchasers do and execute or cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said property hereby transferred or any part thereof unto the Purchasers in the manner aforesaid as shall or may be reasonably required.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT undivided one half share of brick built messuage of two storied more than 50 years old dwelling house having cement flooring measuring 2000 (1/2 of 4000) sq. ft. on the ground floor and 1750 (1/2 of 3500) sq. ft. on the first floor together with piece or parcel of revenue redeemed Bastu land thereunto belonging and on part thereof the same is erected and built containing by estimation 11. 5 cottahs and 3 chittacks (1/2 of 1 bigha 3 cottahs 6 chittacks) more or less situate lying at and being premises now known as No. 3, Robinson Street, P. S. Shakespeare Sarani, Kolkata 700017 as delineated in the map annexed hereto and bordered RED and butted and bounded in the manner following manner:

On the North: partly by Robinson Street with 8 ft wide passage and partly by the premises No. 2 Robinson Street;

On the East: partly by the premises No. 9, Rowdon Street and partly by 10, Rowdon Street;

On the South: partly by the premises No. 24/1, Theatre Road and partly by the premises no. 25, Theatre Road;

On the West: partly by the premises No.16, Rawdon Street and partly by premises no. 2, Robinson Street.

and the said Property is assessed to Kolkata Municipal Corporation under Assessee No. 110634400035.

THE SECOND SCHEDULE ABOVE REFERRED TO

Details of Tenants and Rent payable per month

Name	Rent
Pankaj Malhotra	Rs. 11,399.94
Jamsheed Khursheed Vatcha	Rs. 7,320.50
Aditi Jaiswal	Rs. 6,050.00
Siddhant Arya	Rs. 8,050.00

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seal the day, month and year first above-written.

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

L k de
(ARUN KUMAR DE)

1. *Hezall*
6, old Post office Street,
Kolkata - 700001
2. *Arun De*
3, Robinson Street
Kolkata - 700017

SIGNED SEALED AND DELIVERED the **PURCHASERS** in the presence of:

1. *Hezall*
2. *Arun De*

S. C. SONS PVT. LTD.

Vivek Singh
Director.

JVS EXPORTS PVT. LTD.

Vivek Singh
Director

KIC RESOURCES LIMITED

Vivek Singh
Director

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the withinnamed
PURCHASERS the within mentioned
full consideration as per memo below :

MEMO OF CONSIDERATION

By cheque no.000341 dated 15/07/2016 drawn on HDFC Bank, Ballygunge branch from S.C. Sons Pvt. Ltd.	Rs. 49,50,000.00
By way of Tax deducted at source	Rs. 50,000.00
By cheque no.000154 dated 15/07/2016 drawn on HDFC Bank, Ballygunge branch from JVS Exports Pvt. Ltd.	Rs. 49,50,000.00
By way of Tax deducted at source	Rs. 50,000.00
By cheque no.000433 dated 19/12/2016 drawn on HDFC Bank, Ballygunge branch from S.C. Sons Pvt. Ltd.	Rs. 99,00,000.00
By way of Tax deducted at source	Rs. 1,00,000.00
By cheque no.000241 dated 19/12/2016 drawn on HDFC Bank, Ballygunge branch from JVS Exports Pvt. Ltd.	Rs. 99,00,000.00
By way of Tax deducted at source	Rs. 1,00,000.00

By cheque no.000912 dated 18/02/2017 drawn on Bank Of Baroda, Dharmatalla branch from S.C. Sons Pvt. Ltd.	Rs. 99,00,000.00
By way of Tax deducted at source	Rs. 1,00,000.00
By cheque no.000810 dated 18/02/2017 drawn on Bank of Baroda, Dharmatalla branch from JVS Exports Pvt. Ltd.	Rs. 99,00,000.00
By way of Tax deducted at source	Rs 1,00,000.00
By Banker's cheque no.014227 dated 11/04/2017 drawn on HDFC Bank, Ballygunge branch from KIC Resources Ltd. of consolidated amount	Rs. 3,36,000.00
By Banker's cheque no.014281 dated 25.04.2017 drawn on HDFC Bank, Ballygunge branch from KIC Resources Ltd. of consolidated amount	Rs. 38,341.00
By cheque no.003545 dated 02.05.2017 drawn on HDFC Bank, Ballygunge branch from KIC Resources Ltd.	Rs. 7,50,000.00
By cheque no.003548 dated 02.05.2017 drawn on HDFC Bank, Ballygunge branch from KIC Resources Ltd.	Rs. 1,50,00,000.00
By cheque no.003549 dated 02.05.2017 drawn on HDFC Bank, Ballygunge branch from KIC Resources Ltd.	Rs. 2,00,00,000.00
By cheque no.003550 dated 02.05.2017 drawn on HDFC Bank, Ballygunge branch from	

KIC Resources Ltd.

Rs. 1,33,75,659.00

By way of Tax deducted at source

Rs. 5,00,000.00

Rs. 10,00,00,000.00

Witnesses :

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

Drafted by :

[Handwritten signature]
Amit Kumar Sinha
Advocate
High Court, Calcutta.
WB/147/1986

DEED PLAN OF PRE.NO.- 3, ROBINSON STREET, KOLKATA- 700 017

Half of

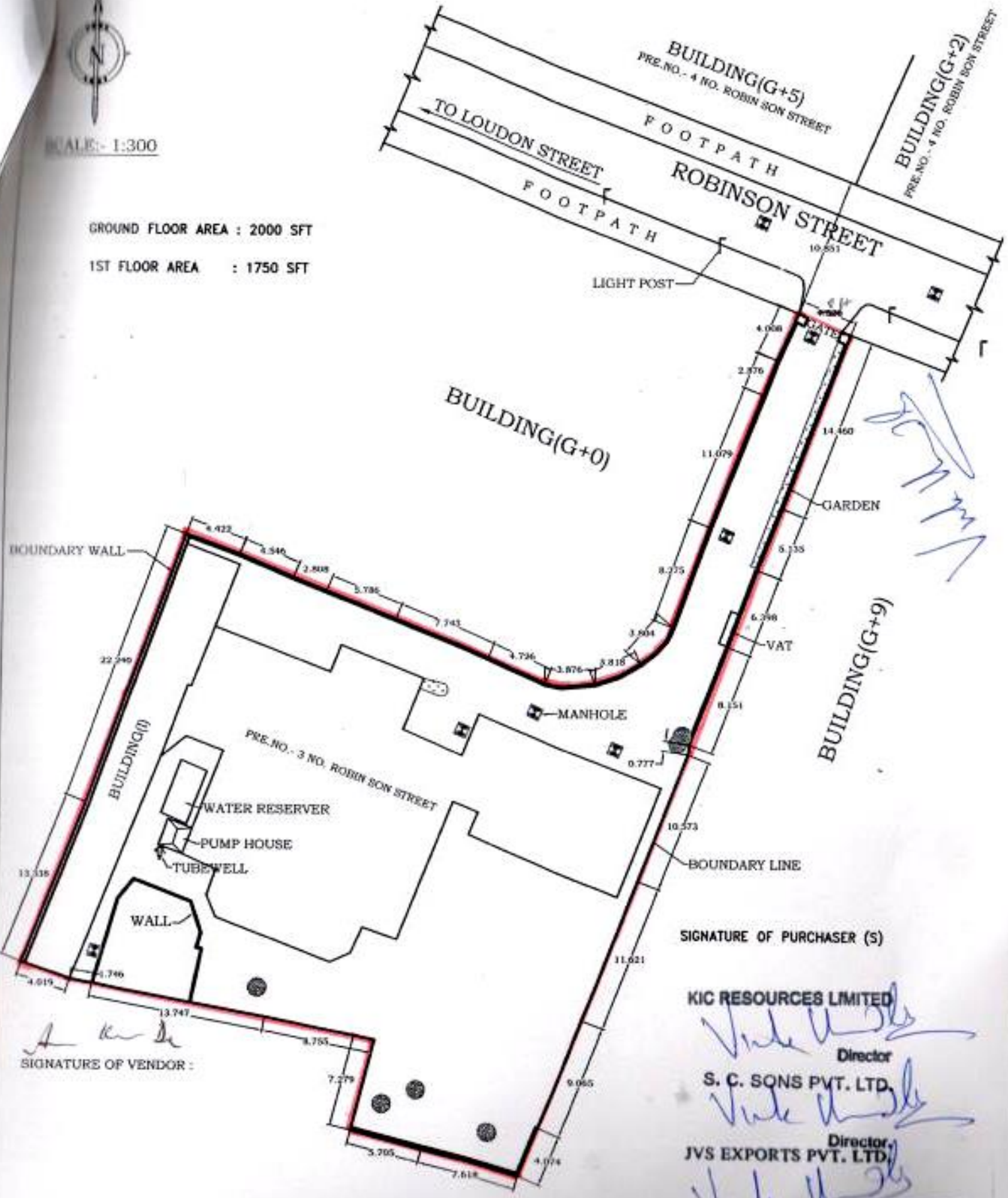
AREA= 1 BIGHA 3 KATA 6 CHATAK 0 SQ.FT.



SCALE:- 1:300

GROUND FLOOR AREA : 2000 SFT

1ST FLOOR AREA : 1750 SFT



A. K. De
SIGNATURE OF VENDOR :

SIGNATURE OF PURCHASER (S)

KIC RESOURCES LIMITED

Vivek K. Saha
Director

S. C. SONS PVT. LTD.

Vivek K. Saha
Director

JVS EXPORTS PVT. LTD.

Vivek K. Saha
Director









Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19020000589613/2017

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	Mr ARUN KUMAR DE 3, ROBINSON STREET, P.O- PARK STREET, P.S:- Park Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700017	Seller		955 	 2/5/2017
2	Mr VIVEK KUNDALIA 1/3, LOVELOCK STREET, P.O:- BALLYGUNGE, P.S:- Bullygunge, District- South 24-Parganas, West Bengal, India, PIN - 700019	Represent ative of Buyer [S C SONS PRIVATE LIMITED] [JVS EXPORTS PRIVATE LIMITED] [KIC RESOUR CES LIMITED]		954 	 2/5/2017

SPECIMEN FORM FOR TEN FINGERPRINTS



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb		Fore Finger	Middle Finger	Ring Finger
	Right Hand					

Ankur D.



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb		Fore Finger	Middle Finger	Ring Finger
	Right Hand					

Vishal V.



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb		Fore Finger	Middle Finger	Ring Finger
	Right Hand					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb		Fore Finger	Middle Finger	Ring Finger
	Right Hand					

PUNJAB POLICE
 ATALUJAH
 JAMUNA

SPECIMEN FORM FOR TEN FINGERPRINTS



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb		Fore Finger	Middle Finger	Ring Finger
	Right Hand					

Ankur



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb		Fore Finger	Middle Finger	Ring Finger
	Right Hand					

Vishal



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb		Fore Finger	Middle Finger	Ring Finger
	Right Hand					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb		Fore Finger	Middle Finger	Ring Finger
	Right Hand					

RECEIVED
 JAMNAGAR
 DISTRICT
 RANGEL
 AREA TO

Major Information of the Deed

Deed No :	I-1902-01232/2017	Date of Registration	03/05/2017
Query No / Year	1902-0000589613/2017	Office where deed is registered	
Query Date	02/05/2017 10:57:49 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	AMIT KUMAR SINHA 6, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830262782, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 10,00,00,000/-	Rs. 11,37,68,797/-		
Stampduty Paid(SB)	Registration Fee Paid		
Rs. 79,63,836/- (Article:23)	Rs. 11,37,702/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: Kolkata, P.S:- Park Street, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Robinson Street, Road Zone : (On Road - On Road) , Premises No. 3

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		11.5 Katha 3 Chatak	9,90,00,000/-	11,21,55,125/-	Width of Approach Road: 8 Ft., Encumbered by Tenant,
Grand Total :					19.2844Dec	990,00,000 /-	1121,55,125 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3750 Sq Ft.	10,00,000/-	16,13,672/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3750 sq ft	10,00,000 /-	16,13,672 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr ARUN KUMAR DE Son of Late GADADHAR DE 3, ROBINSON STREET, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.:ADRPD8048B Status : Individual, Executed by: Self, Date of Execution: 02/05/2017 , Admitted by: Self, Date of Admission: 02/05/2017 , Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S C SONS PRIVATE LIMITED (Private Limited Company) 1/3, LOVELOCK STREET, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No.:AAECS4502JStatus :Organization
2	JVS EXPORTS PRIVATE LIMITED (Private Limited Company) 54/1A,HAZRA ROAD, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No.:AAACJ7713NStatus :Organization
3	KIC RESOURCES LIMITED (Public Limited Company) 1, CHANDNEY CHOWK STREET, P.O:- PRINCEP STREET, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700072 PAN No.:AABCK1521GStatus :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr VIVEK KUNDALIA (Presentant) Son of Mr PRADEEP KUNDALIA 1/3, LOVELOCK STREET, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AKFPK1521G Status : Representative, Representative of : S C SONS PRIVATE LIMITED (as DIRECTOR), JVS EXPORTS PRIVATE LIMITED (as DIRECTOR), KIC RESOURCES LIMITED (as DIRECTOR)

Identifier Details :

Name & address	
Mr NEMAI DUTTA Son of Late SATISH DUTTA 20/1, BAISHNAB PARA LANE, P.O:- HOWRAH, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr ARUN KUMAR DE, Mr VIVEK KUNDALIA	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ARUN KUMAR DE	S C SONS PRIVATE LIMITED-6.42812 Dec,JVS EXPORTS PRIVATE LIMITED-6.42812 Dec,KIC RESOURCES LIMITED-6.42812 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr ARUN KUMAR DE	S C SONS PRIVATE LIMITED-1250 Sq Ft,JVS EXPORTS PRIVATE LIMITED-1250 Sq Ft,KIC RESOURCES LIMITED-1250 Sq Ft

Endorsement For Deed Number : I - 190201232 / 2017

On 02-05-2017

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

Presented for registration at 18:00 hrs on 02-05-2017, at the Private residence by Mr VIVEK KUNDALIA ,

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 11,37,68,797/-

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

Execution is admitted on 02/05/2017 by Mr ARUN KUMAR DE, Son of Late GADADHAR DE, 3, ROBINSON STREET, P.O: PARK STREET, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Retired Person

Indetified by Mr NEMAI DUTTA, , Son of Late SATISH DUTTA, 20/1, BAISHNAB PARA LANE, P.O: HOWRAH, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Service

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

Execution is admitted on 02-05-2017 by Mr VIVEK KUNDALIA, DIRECTOR, S C SONS PRIVATE LIMITED (Private Limited Company), 1/3, LOVELOCK STREET, P.O:- BALLYGUVNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019; DIRECTOR, JVS EXPORTS PRIVATE LIMITED (Private Limited Company), 54/1A,HAZRA ROAD, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019; DIRECTOR, KIC RESOURCES LIMITED (Public Limited Company), 1, CHANDNEY CHOWK STREET, P.O:- PRINCEP STREET, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700072

Indetified by Mr NEMAI DUTTA, , Son of Late SATISH DUTTA, 20/1, BAISHNAB PARA LANE, P.O: HOWRAH, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Service

Biswas

Ashoke Kumar Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 03-05-2017

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 11,37,702/- (A(1) = Rs 11,37,688/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 11,37,702/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/05/2017 11:43AM with Govt. Ref. No: 192017180007925591 on 02-05-2017, Amount Rs: 11,37,702/- Bank: HDFC Bank (HDFC0000014), Ref. No. 323817065 on 02-05-2017, Head of Account 0030-03-104-001-78

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2017, Page from 38447 to 38487

being No 190201232 for the year 2017.



Digitally signed by ASHOKE KUMAR
BISWAS
Date: 2017.05.03 15:04:22 +05:30
Reason: Digital Signing of Deed.

Ashoke Kumar Biswas

[Ashoke Kumar Biswas) 03-05-2017 15:04:21
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)