

1139/17

01233/17



পশ্চিমবঙ্গ পশ্চিম বেঙ্গাল WEST BENGAL

D 149714



6.05  
 8-0-586424/17  
 11/37, 681, 792  
 v.c.c. no - 00355/17

Additional Registrar of Assurance-II  
 Kolkata

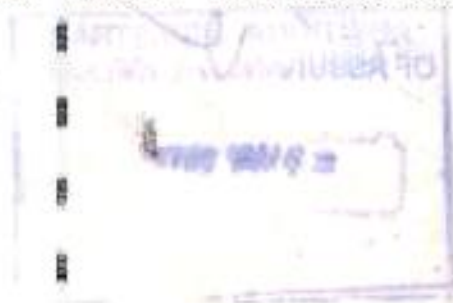
Certified that the Document is  
 Registration. The Signatures and  
 endorsement sheets attached  
 are the part of this Document.

Additional Registrar  
 of Assurance-II, Kolkata

03/05/17

**THIS DEED OF CONVEYANCE** is made on this 2<sup>nd</sup> day of May,  
 Two thousand and seventeen (2017) **BETWEEN SRI ARUN  
 KUMAR DE** (PAN : ADRPD8048B) son of Late Gadadhar De,  
 by faith Hindu, by Nationality Indian, by occupation Retired  
 person residing at 3, Robinson Street, P. S. Shakespeare Sarani,  
 Kolkata 700017 hereinafter referred to as the **VENDOR**

3-270  
 02-17/05/17



Handwritten notes and signatures in blue ink, including the name 'S. Arun Kumar De' and other illegible text.

11/2017

mol

S.C. Sons Co

NAME \_\_\_\_\_  
 ADD \_\_\_\_\_  
 Re: 1/3 share bell  
 28 APR 2017  
**S. CHATTERJEE**  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kol-1

28 APR 2017

ARA II

28 APR 2017



Nuncio Settle Sl. date  
 Satish Ch. date  
 of 2011, Baishnab  
 Para Lane, P.O. Howrah,  
 P.S. Shibpur, Dist.  
 Howrah-71101  
 (Service)

REGISTRAR  
 OF ASSURANCES, KOLKATA  
 28 APR 2017

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

ARN: 19-201718-000791443-1

Payment Mode Online Payment

ARN Date: 02/05/2017 11:26:12

Bank: HDFC Bank

ARN: 323809305

BRN Date: 02/05/2017 11:28:03

DEPOSITOR'S DETAILS

Id No.: 19020000586424/1/2017

[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	19020000586424/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	7958836
2	19020000586424/1/2017	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

(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 AAECs4502J) 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 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 **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 AKFPK7573H), 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



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 19020000586424/2017

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:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017	Seller		955 	 2/5/2017
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr VIVEK KUNDALIA 1/3, LOVE LOCK 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 CESLIMIT ED ]		954 	 2/5/2017

U70109WB1991PLC053497 and having its registered office at 1, Chandney Chowk Street, P. S. Bowbazar, Kolkata 700072 represented by its Director **MR. VIVEK KUNDALIA** (PAN AKPPK7573H) 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

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 20<sup>th</sup> 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 20<sup>th</sup> 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 17<sup>th</sup> September 1947 mortgaged several properties including the property described in the Schedule hereunder written subject to the Indenture of Mortgage dated 20<sup>th</sup> 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 2<sup>nd</sup> 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 11<sup>th</sup> 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 22<sup>nd</sup> 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 21<sup>st</sup> September 1962 retransferred reconveyed and reassigned unto said Smt. Santi De All That the said property.

conveyed to the Mortgagee the said property subject to the proviso therein contained.

8. That said Gadadhar De by an Indenture dated 22<sup>nd</sup> 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 21<sup>st</sup> 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 mortgages 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 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 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 lis pendences 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 15<sup>th</sup> July 2016 agreed to purchase from Sri Arun Kumar 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 the Vendor part consideration on different dates which the Vendor doth hereby admit and acknowledge.

23. That the Vendor shall upon receiving full sale consideration of Rs. 10,00,00,000.00 (Rupees Ten crores) only from the Purchasers shall shift to his new residence and handover vacant possession of the portion under his occupation to the Purchasers after execution of the Deed of Conveyance in

favour of the Purchasers.

24. 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 his father.

**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) 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 and delineated in the plan attached hereto and bordered RED subject to tenancies of more than 30 years 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 pathas 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:

*A. K. De*  
(ARUN KUMAR DE)

*[Signature]*  
6, Old Post Office Street, Kolkata - 700001  
Arjun De  
3, Robinson Street  
Kolkata - 700017

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

*[Signature]*  
Arjun De

S. G. SONS PVT. LTD.  
*[Signature]*  
Director.  
JVS EXPORTS PVT. LTD.  
*[Signature]*  
Director  
KIC RESOURCES LIMITED  
*[Signature]*  
Director

RECEIPT AND MEMO OF CONSIDERATION

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

MEMO OF CONSIDERATION

By cheque no.000340 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.000153 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.000369 dated 24/08/2016 drawn on HDFC Bank, Ballygunge branch from S.C. Sons Pvt. Ltd.	Rs. 24,75,000.00
By way of Tax deducted at source	Rs. 25,000.00
By cheque no.000181 dated 25/08/2016 drawn on HDFC Bank, Ballygunge branch from JVS Exports Pvt. Ltd.	Rs. 24,75,000.00
By way of Tax deducted at source	Rs. 25,000.00
By cheque no.000374 dated 31/08/2016 drawn on HDFC Bank, Ballygunge branch from S.C. Sons Pvt. Ltd.	Rs. 24,75,000.00
By way of Tax deducted at source	Rs. 25,000.00
By cheque no.000184 dated 31/08/2016 drawn on HDFC Bank, Ballygunge branch from	

JVS Exports Pvt. Ltd.	Rs.	24,75,000.00
By way of Tax deducted at source	Rs	25,000.00
By cheque no.000007 dated 15/09/2016 drawn on HDFC Bank, Ballygunge branch from		
S.C. Sons Pvt. Ltd.	Rs.	24,75,000.00
By way of Tax deducted at source	Rs.	25,000.00
By cheque no.000196 dated 15/09/2016 drawn on HDFC Bank, Ballygunge branch from		
JVS Exports Pvt. Ltd.	Rs.	24,75,000.00
By way of Tax deducted at source	Rs	25,000.00
By cheque no.000015 dated 10/11/2016 drawn on HDFC Bank, Ballygunge branch from		
S.C. Sons Pvt. Ltd.	Rs.	24,75,000.00
By way of Tax deducted at source	Rs.	25,000.00
By cheque no.000221 dated 10/11/2016 drawn on HDFC Bank, Ballygunge branch from		
JVS Exports Pvt. Ltd.	Rs.	24,75,000.00
By way of Tax deducted at source	Rs	25,000.00
By cheque no.000021 dated 16/12/2016 drawn on HDFC Bank, Ballygunge branch from		
S.C. Sons Pvt. Ltd.	Rs.	24,75,000.00
By way of Tax deducted at source	Rs.	25,000.00
By cheque no.000240 dated 16/12/2016 drawn on HDFC Bank, Ballygunge branch from		
JVS Exports Pvt. Ltd.	Rs.	24,75,000.00
By way of Tax deducted at source	Rs	25,000.00
By cheque no.000448 dated 13/01/2016 drawn on HDFC Bank, Ballygunge branch from		

S.C. Sons Pvt. Ltd.	Rs. 24,75,000.00
By way of Tax deducted at source	Rs. 25,000.00
By cheque no.000261 dated 13/01/2016 drawn on HDFC Bank, Ballygunge branch from	
JVS Exports Pvt. Ltd.	Rs. 24,75,000.00
By way of Tax deducted at source	Rs. 25,000.00
By cheque no.000037 dated 08/03/2017 drawn on HDFC Bank, Ballygunge branch from	
KIC Resources Ltd.	Rs. 49,50,000.00
By way of Tax deducted at source	Rs. 50,000.00
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 cheque no.000315 dated 22.04.2017 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 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 Banker's cheque no.014278 dated 25.04.2017 drawn on HDFC Bank, Ballygunge branch from	
KIC Resources Ltd.	Rs. 2,00,000.00
By Banker's cheque no.014279 dated 25.04.2017 drawn on HDFC Bank, Ballygunge branch from	
KIC Resources Ltd.	Rs. 2,00,000.00
By cheque no. 003546 dated 02.05.2017 drawn on HDFC Bank, Ballygunge branch from	

KIC Resources Ltd.	Rs. 7,50,000.00
By cheque no. 003547 dated 02.05.2017 drawn on HDFC Bank, Ballygunge branch from KIC Resources Ltd.	Rs. 4,30,25,659.00
By way of Tax deducted at source	Rs. 4,50,000.00
By cheque no.000029 dated 02.05.2017 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

-----  
Rs. 10,00,00,000.00  
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Witnesses :

*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*

Drafted by :

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



# SPECIMEN FORM FOR TEN FINGERPRINTS



<div style="writing-mode: vertical-rl; transform: rotate(180deg);"> <i>Am K de</i> </div>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<div style="writing-mode: vertical-rl; transform: rotate(180deg);"> <i>Vik V de</i> </div>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



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

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

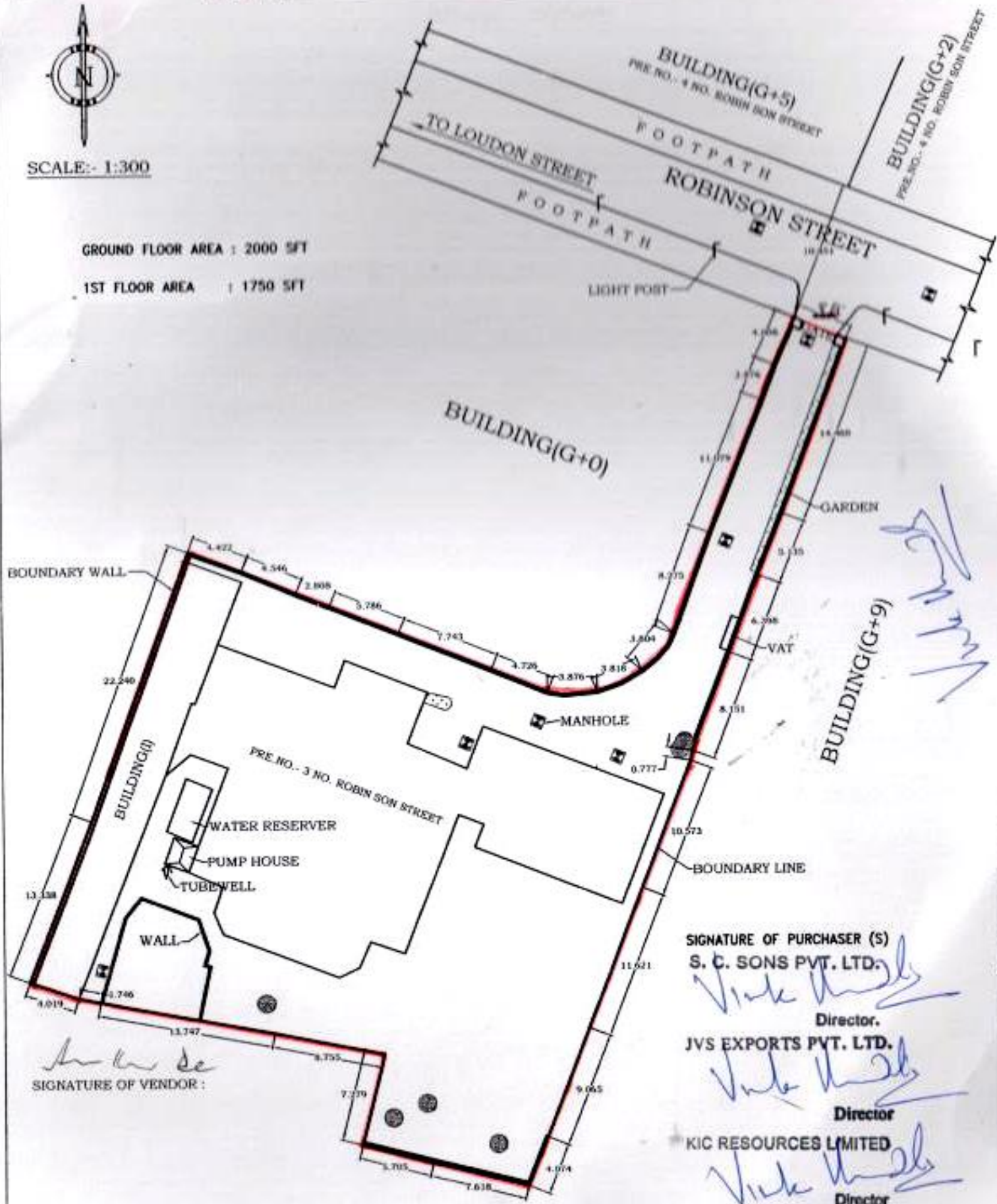
Half of AREA= 1 BIGHA 3 KATA 6 CHATAK 0 SQ.FT.



SCALE:- 1:300

GROUND FLOOR AREA : 2000 SFT

1ST FLOOR AREA : 1750 SFT



*[Signature]*  
SIGNATURE OF VENDOR :

SIGNATURE OF PURCHASER (S)  
S. C. SONS PVT. LTD.  
*[Signature]*  
Director.  
JVS EXPORTS PVT. LTD.  
*[Signature]*  
Director  
KIC RESOURCES LIMITED  
*[Signature]*  
Director

### Major Information of the Deed

Deed No :	I-1902-01233/2017	Date of Registration	03/05/2017
Query No / Year	1902-0000586424/2017	Office where deed is registered	
Query Date	01/05/2017 6:49:17 PM	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(SD)	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	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,
<b>Grand Total :</b>					<b>19.2844Dec</b>	<b>990,00,000 /-</b>	<b>1121,55,125 /-</b>	

#### 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					
<b>Total :</b>		<b>3750 sq ft</b>	<b>10,00,000 /-</b>	<b>16,13,672 /-</b>	

#### Seller Details :

SI No	Name, Address, Photo, Finger print and Signature
1	<b>Mr ARUN KUMAR DE</b> Son of Late GADADHAR DE 3, ROBINSON STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, 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	<b>S C SONS PRIVATE LIMITED ( Private Limited Company )</b> 1/3, LOVE LOCK STREET, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No.:AAECS4502JStatus :Organization
2	<b>JVS EXPORTS PRIVATE LIMITED ( Private Limited Company )</b> 54/1A, HAZRA ROAD, P.O:- BALLUGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No.:AAACJ7713NStatus :Organization
3	<b>KIC RESOURCESLIMITED ( Public Limited Company )</b> 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	<b>Mr VIVEK KUNDALIA (Presentant )</b> Son of Late PRADEEP KUNDALIA 1/3, LOVE LOCK 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.:AKFPK7573H Status : Representative, Representative of : S C SONS PRIVATE LIMITED (as DIRECTOR), JVS EXPORTS PRIVATE LIMITED (as DIRECTOR), KIC RESOURCESLIMITED (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 RESOURCESLIMITED-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 RESOURCESLIMITED-1250 Sq Ft

**Endorsement For Deed Number : I - 190201233 / 2017**

**On 02-05-2017**

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

Presented for registration at 18:05 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: Shakespeare Sarani, , 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, LOVE LOCK STREET, P.O:- BALLYGUNGE, 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:- BALLUGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700020; DIRECTOR, KIC RESOURCESLIMITED (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

**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 11:28AM with Govt. Ref. No: 192017180007914431 on 02-05-2017, Amount Rs: 11,37,702/- Bank: HDFC Bank ( HDFC0000014), Ref. No. 323809305 on 02-05-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 79,63,836/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 79,58,836/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 24013, Amount: Rs.5,000/-, Date of Purchase: 28/04/2017, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 02/05/2017 11:28AM with Govt. Ref. No: 192017180007914431 on 02-05-2017, Amount Rs: 79,58,836/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 323809305 on 02-05-2017, Head of Account 0030-02-103-003-02



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

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2017, Page from 38406 to 38446  
being No 190201233 for the year 2017.



Digitally signed by ASHOKE KUMAR  
BISWAS  
Date: 2017.05.03 15:00:05 +05:30  
Reason: Digital Signing of Deed.

*Biswas*

(Ashoke Kumar Biswas) 03-05-2017 15:00:04  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)