

10192/12

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3634



440

17/8/12 पश्चिम बंगाल WEST BENGAL

1000/-

F 726050

Sale

D-15813/12

Case no-1679

471-2178517

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

Additional Registrar of Assurances  
Kolkata

E - 14

I - 55

M(a) - 95

M(b) - 9

Additional Registrar  
of Assurances-III, Kolkata

18 SEP 2012

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 26<sup>th</sup> day of August Two Thousand and Twelve.

BETWEEN

M/S. PMC RUBBER CHEMICALS INDIA PRIVATE LIMITED, a Company incorporated under the necessary provisions of the Companies Act, 1956, having its

u/c-187

July 250  
July 100  
350

Subaru

Rules

40020

24 AUG 2012

No. **DATE** **CALCUTTA**  
**SOLD TO** Prem Chandra, Ostwal Adv.,  
**OF** 159, Rabindra Sagar, Kol-7

**VALUE Rs.** One thousand only

**LICENCED STAMP VENDOR**  
**20, NETAJI SUBHAS ROAD, KOL-7**

day of  
at his/her residence by

Yogesh Sarana



3195

**SRI VISHNU AWASTH PVT LTD.**

Yogesh Sarana  
**Director.**

**SHAGUN BARTER PVT. LTD.**

Yogesh Sarana  
**Director.**



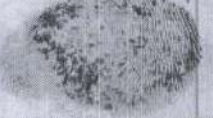
3196

**NU HEIGHT'S AGENCY PRIVATE LIMITED**

Shashank

**Director/Authorised Signatory**

AKSHAY KOTHARI



3197

**FLORIN NIRMAN PRIVATE LIMITED**

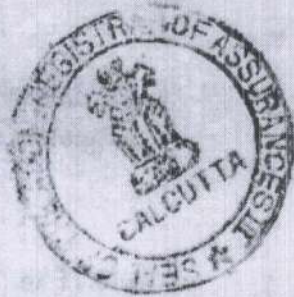
Rahul Suresh  
**Director**



3198

Suresh Kumar Sen  
**Managing Director**

**FMI Rubber Chemicals India Pvt Ltd**



Additional Registrar of Assurance - III  
Kolkata

17 SEP 2012

Surendra Swara  
S/O Late Gulab Chand Swara  
D.B.D. Bag  
2nd Floor, Room No. 216  
Kolkata.

Business

Registered Office and works at 103, G.T. Road (West), P.O & P.S. Rishra, District-Hooghly, PIN - 712248, West Bengal, having its Permanent Account Number (PAN) - AADCP7639J, represented by its Managing Director **Sri Subir Kumar Sen**, son of Late Prafulla Kumar Sen, by faith- Hindu, Citizen - Indian, by occupation- Service, residing at Transit Bungalow, PMC Rubber Chemicals Housing Compound, P.O. & P.S. Rishra, District- Hooghly, PIN - 712248, hereinafter called and 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 successors-in-business, legal representatives, executors, administrators and / or assigns) of the ONE PART.

**A N D**

(1) **MIS. SRI VISHNU AWAS PRIVATE LIMITED**, a Company incorporated under the necessary provisions of the Companies Act, 1956, having its Registered Office at Premises No. 8, Canning Street, <sup>1st</sup> Floor, P.S. - Hare Street, Kolkata - 700001, having its Permanent Account Number - **AAMCS5249N**, represented by its Director namely **Sri YOGESH SURANA**, son of Late Labh Chand Surana, by faith - Hindu, Citizen - Indian, by occupation - Business, residing at 2/1 Rowland Road, 'B' Block, 3rd Floor, Flat No-3A, Kolkata- 700020, (2) **SHAGUN BARTER PRIVATE LIMITED** a Company incorporated under the necessary provisions of the Companies Act, 1956, having its Registered Office at Premises No. 9, B.B.D. Bag Road (E), <sup>2nd</sup> Floor, P.S. - Hare Street, Kolkata - 700001, having its Permanent Account Number - **AALCS1460Q**, represented by its Director namely **Sri YOGESH SURANA**, son of Late Labh Chand Surana, by faith - Hindu, Citizen - Indian, by occupation - Business, residing at 2/1 Rowland Road, 'B' Block, 3rd Floor, Flat No-3A, Kolkata- 700020, (3) **NU HEIGHTS AGENCY PRIVATE LIMITED** a Company incorporated under the necessary provisions of the Companies Act, 1956, having its Registered Office at Premises No. 10, Canning Street, <sup>3rd</sup> Floor, P.S. - Hare Street, Kolkata - 700001, having its Permanent Account Number - **AADCN9849G**, represented by its Director namely **SRI AKSHAY KOTHARI** son of **SRI KAMAL KUMAR KOTHARI** by faith - Hindu, Citizen - Indian, by occupation - Business, residing at 18, Deshpriaya Park Road, Kolkata- 700026, (4) **FLORIN NIRMAN PVT. LTD.** a Company incorporated under the necessary provisions of the Companies Act, 1956, having its Registered Office at Premises No. 126A, Sarat Bose Road, P.S Lake, Kolkata - 700029, having its Permanent Account Number-**AACCF0199G**, represented by its Director namely **Sri RAHUL SURANA**, son of **SRI AJIT**

*Sen*

*Yogesh*

*Surana*

*SS*

SURANA, by faith – Hindu, Citizen – Indian, by occupation - Business, residing at 29, Shakespeare Sarani, Kolkata-700017, hereinafter together jointly called and referred to as the "PURCHASERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-business, legal representatives, executors, administrators and / or assigns) of the OTHER PART.

**WHEREAS** all that piece and parcel of land lying in Mouza - Rishra, J. L. No. 27, more fully described in the Schedule thereon written together with other properties was purchased by the Alkali & Chemical Corporation of India Ltd. by virtue of different Deeds of Conveyance being Deed No. 853 for the year 1950 duly registered at the office of Registrar of Assurance, Calcutta, Deed No. 4559 for the year 1957 duly registered at the office of Register of Assurance, Calcutta, Deed No.3157 for the year 1960 duly registered at the office of Registrar of Assurance, Calcutta and Deed Nos. 199, 4745, 4768, 4808 all for the year 1962 all duly registered at the office of Registrar of Assurance, Calcutta, Deed No. 5050 for the year 1961 duly registered at the office of Sub- Registrar Serampore, Hooghly, Deed No. 1575 for the year 1961 duly registered at the office of Register of Assurance, Calcutta, Deed No. 4178 for the year 1967 duly registered at the office of Sub- Registrar, Serampore, Hooghly and became the absolute owner of the said properties as fully described in Schedule – I hereunder written and recorded in its name in the L. R. Record of Rights. It is to be mentioned that erstwhile names of ICI India Limited were Indian Explosives Limited or IEL Limited or Alkali and Chemical Corporation of India Limited. w.e.f. 1.10.82 Alkali and Chemical Corporation of India Limited was amalgamated with the Indian Explosives Limited and all the properties, erections, buildings stood thereon transferred to and vested with Indian Explosives limited. The name Indian Explosives Limited was changed to IEL Limited w.e.f. 12.07.85. Later w.e.f. 25.05.1989 IEL Limited became known as ICI India Limited. It is also to be mentioned that said ICI India Limited recorded its name in the L. R. Record of Rights and also in the records of the local Rishra Municipality by paying rents and taxes in its own name in respect of the property obtained through the abovementioned Deeds of Conveyance.

**AND WHEREAS** under a Deed of Conveyance dated 29.10.2007 duly executed and registered at the Office of the Additional District Sub-Registrar, Serampore, District - Hooghly and recorded therein in Book No. I. C.D. Volume No. 7, Pages

*Y. D.  
Suzena*

*S. S.*



from 13829 to 13845, being No. 06539 for the year 2007 the ICI India Limited sold conveyed and transferred land measuring 9.769 Acre together with residential complexes structure thereon including the land mentioned in the Schedule I herein below to M/S. PMC Rubber Chemicals India Private Limited, the Vendor herein, for a valuable consideration mentioned therein as per Plan attached thereto.

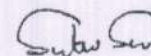
**AND WHEREAS** the Vendor has been in possession of the said properties ever since the same were acquired in terms of the said Deeds referred hereinabove and have also been paying relevant rent and municipal taxes in its name and also recorded its name in Rishra Municipality being holding No. 103 G.T. Road (West) Ward No. 15, within the ambit of Rishra Municipality, P.O. Rishra, P.S. Serampore, now Rishra, District Hooghly, West Bengal and enjoying the said land together with residential complex more fully and particularly described in the schedule.

**AND WHEREAS** the Vendor herein is the absolute owner of the said property more fully and particularly described in the Schedule hereunder written and having its good and marketable title, free from all sorts of encumbrances whatsoever and such property is not presently mortgaged or charged and such property is not presently the subject matter of any suit or proceedings and, to the best of vendors knowledge, there is no impediment to sell such property by the Vendor herein.

**AND WHEREAS** the Vendor herein has decided and agreed to sell and transfer of the said land together with residential complex standing thereon more fully and particularly described in the Schedule - II hereunder written having land area of 7.020 Acre out of total land area of 9.769 Acre described in the schedule I hereunder below to the intending purchasers free from all encumbrances.

**AND WHEREAS** the Vendor herein agrees to sell and the Purchasers Companies herein after being fully satisfied relating to the title of the vendor to the said property and its measurement agrees to purchase the aforesaid land with residential complex, more fully and particularly described in the Schedule-II hereunder written, and also marked in the map or plan annexed herewith in red border as an absolute estate in fee simple free from all encumbrances mortgages, attachments, charges, Liens, lispensens at or for the price of Rs. 7,90,00,000.00 (Rupees Seven Crores Ninety Lacs) only in respect of the **ALL THAT** piece and parcel of Bastu Land

  
  
Ravene



with existing Housing property measuring 7 Acres 02 decimals (as fully described in Schedule II hereunder written) out of total land measuring 9.769 Acre situated in Mouza - Rishra, J.L. No. 27, Touzi No. 3876, 3989 and 28 B2, Revenue Survey No. 1757 and portion of holding No. 103, G. T. Road (West), P.O. & P.S. Rishra, under Rishra Municipality Area Ward No.15, A.D.S.R. office, Serampore, District : Hooghly,

**AND WHEREAS** the Purchasers herein have jointly further agreed to purchase the said residential complex property having undivided and un-demarcated  $1/4^{\text{th}}$  share each in the entire plot of land together with residential complex property

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs.7,90,00,000.00 (Rupees Seven Crores Ninety Lacs) only paid by the Purchasers to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as the receipt hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby release, acquit and forever discharge the said property the Vendor doth hereby grant, sell, convey, transfer, and assure unto and to the use of the Purchasers free from all encumbrances, charges, liens and attachments **ALL THAT** the said property more fully and particularly described in the Schedule II hereunder written and hereinafter referred to as the said property **TOGETHER WITH** all trees, yards, court yards, sewers, drains, ways, paths, common passages, common fences, walls, water courses, lights, rights, liberties privileges, easements and appurtenances whatsoever to or in the said hereditaments, lands and premises belonging or in anyway appertaining to or usually held or enjoyed therewith or reputed to belong or be appurtenant thereof along with the right of all kinds of user and across the common passages lying on the said property such as the right to take electric connection, municipal water connection, telephone line connection, sewerage pipe line connection and the right to make under ground drains and surface drains over the said common passage along with the right of ingress and egress over the said common passage and all the estate, right, title, interest property whatsoever both at law and in equity of the Vendor into or upon the said property or any part thereof **TOGETHER WITH** all copy of deeds, pattahs, and documents of title whatsoever which solely or exclusively related to the said property or any part thereof which now hereinafter shall or may be in the possession power or control of the Vendor

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J. Suresh

S. S.

and TO HAVE AND TO HOLD the said property hereby granted or expressed so to be unto and to the use of the Purchasers absolutely and forever and free from all encumbrances and the Vendor doth hereby covenant with the Purchasers that NOTWITH STANDING any deed or thing by the Vendor made, done, or executed or knowingly suffered to the contrary the Vendor now has good right, full power, lawfully, rightfully and absolutely entitled to the said property hereby granted or expressed so to be and every part thereof and THAT NOTWITHSTANDING any such, deed or thing whatsoever as aforesaid the Vendor, subject to prevailing governmental acts and regulations, has now good right, full power and authority to grant, sell, convey, transfer, unto and to the use of the Purchasers in the manner aforesaid and receive any applicable rents, issues and profits thereof without any lawful eviction, interruption, from or by the Vendor AND THAT the said property is free and discharged by the Vendor and FURTHER THAT the Vendor shall and will at its best endeavor if possible from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done or executed all such deeds and things regarding the said property unto and to the use of the Purchasers in the said property and every part thereof as may be reasonably required. The Purchasers doth hereby covenant with the Vendor that the stamp duty, registration fee, transfer fee, if any in connection with and/or arising out of the transfer of the said property as per the terms of this Deed shall be borne exclusively by the Purchasers .

The Purchasers shall be at liberty to get it's name Mutated to the land reforms department of the Government of West Bengal and local municipality for mutation of the Purchasers name and will sign all the documents as may be necessary.

THE SCHEDULE - I ABOVE REFERRED TO

**ALL THAT** piece and parcel of Rayata Swattiya land measuring 9.769 Acre situated in Mouza - Rishra, J.L. No. 27, Touzi No. 3876, 3989 and 28, B2, Revenue Survey No. 1757, being Holding No. 19, S C Bose Lane under Ward No. 14, under Rishra Municipal Area and holding no. 103, G.T. Road (West), Rishra, Ward No.15, under Rishra Municipality, P.S. Rishra, A.D.S.R. office, Serampore, District : Hooghly, and comprised in the following Dag and Khatian numbers :-

8

*[Handwritten signature]*

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Deed No.	R. S. Dag No.	R. S. Kh. No.	L.R. Dag no.	L.R. Kh No.	Measurement of Land in Acre
3157 of 1960	3829	1423	9169	1001	0.360
	3830	1423	"	"	0.130
"	3832	1422	"	"	0.110
"	3833		"	"	0.030
"	3834		"	"	0.010
"	3851		"	"	0.250
"	3852		"	"	0.080
"	3853		"	"	0.090
1575 of 1961	3821	2786	"	"	0.040
	3822	2828	"	"	0.170
"	3823	3767	"	"	0.010
"	3825	2828	"	"	0.020
"	3819	3767	"	"	0.010
"	3831	1426(1164)	"	"	0.180
"	3832	1422(1426)	"	"	0.100
"	3833	1422(1426)	"	"	0.030
"	3841	1311	"	"	0.100
"	3842	"	"	"	0.010
"	3843	"	"	"	0.020
"	3844	1164	"	"	0.200
"	3845	2579(4239)	"	"	0.110
"	3847	2579(4239)	"	"	0.230
"	3837	1289	"	"	0.310
"	3839	"	"	"	0.030
"	3840	"	"	"	0.220
"	3850	2579(4239)	"	"	0.070
"	3856	"	"	"	0.040
"	3838	1289	"	"	0.030
"	3818	3767	"	"	0.270
4768 of 1962	3846	2579	"	"	0.070

*J* *D* *Keene*

*Subin*



"	3848	"	"	"	0.070
"	3849	"	"	"	0.150
"	3850	"	"	"	0.020
"	3855	1424	"	"	0.070
"	3856	2579	"	"	0.040
4808 of 1962	3835	1291	"	"	0.020
"	3836	"	"	"	0.080
"	3902	"	"	"	0.050
"	3903	"	"	"	0.080
4178 of 1967	3828	1962	"	"	0.330
"	3831	1426(1962)	"	"	0.150
4745 of 1962	3820	2186	"	"	0.090
"	3821	"	"	"	0.030
199 of 1962	3900		"		0.080
	3910	380	"	"	0.250
	3879	4246	"	"	0.205
853 of 1950	3901	3685	"	"	0.935
"	3904	380	"	"	0.225
"	3905	3865	"	"	0.280
"	3906	1791	"	"	0.150
"	3907	381	"	"	0.095
"	3908	381	"	"	0.250
"	3909	1791	"	"	0.065
"	3911	1791	"	"	0.280
"	3912	1692	"	"	0.150
"	3913	3865	"	"	0.030
"	3914	3865	"	"	0.062
"	3915	3865	"	"	0.030
"	3770	3567	9007	"	0.160
"	3771	3567	"	"	0.110

Y A Green

S.C.

"	3772	3128	"	"	0.105
"	3784	1692	"	"	0.120
"	3785	1692	"	"	0.165
"	3786	1692	"	"	0.215
"	3787	1692	"	"	0.465
4559 of 1957	7036	1961	16670	"	0.011
"	7037	1872	"	"	0.134
"	7038	3087	"	"	0.016
"	7039	3087	"	"	0.003
"	7040	3087	"	"	0.049
"	7041	1829	"	"	0.142
"	7042	1823	"	"	0.030
"	7043	1821	"	"	0.052
"	7045	1820	"	"	0.046
"	7046	1822	"	"	0.074
"	7047	1824	"	"	0.232
5050 of 1961	7044	1515	"	"	0.043

Total 9.769

It is to be noted that out of the above aforesaid total land area measuring 9.769 Acre together with pucca residential buildings construction are made within the year 1958 to 1961, only the land area measuring 7.020 Acre as described in Schedule - II herein below only is getting transferred and hereby sold to the purchasers abovenamed.

**THE SCHEDULE - II ABOVE REFERRED TO**

**ALL THAT** piece and parcel of Bastu Land measuring area 7.020 Acre (Seven Acre and 02 Decimal) together with existing Housing buildings measuring area 50000 Sq. Ft. (Fifty Thousand Square Feet) Approx Known as "B" Compound situated in Mouza - Rishra, J.L. No. 27, Touzi No. 3876, 3989 and 28B2, Revenue Survey No. 1757, being a Part of Holding No. 103, G. T. Road (West), Rishra - 712248, Ward No.15, under Rishra Municipality, P.S.Rishra, A.D.S.R. office,

*Y D Ramesh*

*S. S. S.*

Serampore, District : Hooghly, comprised in the following Dag and Khatian numbers :-

Deed No.	L.R. Dag No.	L.R. Kh. No.	Measurement of land (in acre)
06539 of 2007	9169 (Part)	1001	7.020
<b>Total</b>			<b>7.020</b>

R.S. Dag No.	Land Area
3818	0.270
3819	0.010
3820	0.090
3821	0.070
3822	0.170
3823	0.010
3825	0.020
3828	0.330
3829	0.360
3830	0.130
3831	0.330
3832	0.210
3833	0.060
3834	0.010
3835	0.020
3836	0.080
3837	0.310
3838	0.030
3839	0.030
3840	0.220
3841	0.100
3842	0.010
3843	0.030
3844	0.200

*Y. S. Suresh*

*Suresh*

3845	0.110
3846	0.070
3847	0.230
3848	0.070
3849	0.150
3850	0.090
3851	0.250
3852	0.080
3853	0.090
3855	0.070
3856	0.080
3900	0.080
3901	0.935
3902	0.050
3903	0.080
3904	0.225
3905	0.280
3906	0.150
3907	0.095
3909	0.065
3910	0.250
3911	0.280
3912	0.150
<b>Total Area</b>	<b>7.020</b>

- ON THE NORTH** : By partly Railway Line and partly Bye Lane and partly Small Gali.
- ON THE SOUTH** : By Panchanantala Road (below 12 feet)
- ON THE EAST** : By Railway Line and Small Gali
- ON THE WEST** : By Drain and Municipal Road

More fully delineated in the map or Plan annexed hereto and thereon shown within Red Border,

*B. S. S. Y. S. S.*

*CC*

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

by the **VENDOR** at Kolkata in the presence of :

1. Anpita Banerjee  
103 GT Road (West)  
P.O. - Rishra, Dist - Hooghly  
PIN - 712298, West Bengal.

Sri Kunal Sen  
Director

FMC Kubber Chemicals India Pvt. Ltd

SIGNATURE OF THE VENDOR

2. Ajit Surana  
24, Shakespeare Sarani  
Calcutta - 17

**SIGNED, SEALED AND DELIVERED**

by the **PURCHASERS** at Kolkata in the presence of :

1. Ashutosh Suman  
29 Shakespeare Sarani  
Kolkata - 29

SRI VISHNU AWAS PVT LTD.

Yogesh Surana  
Director

SHAGUN BARTER PVT. LTD

Yogesh Surana  
Director.

2. Kumare  
9, B.B. Road  
2nd Floor  
10/11/12

NU HEIGHTS AGENCY PRIVATE LIMITED

Ashobh (Ashay Kothari)  
Director/Authorised Signatory

3. Dhanu Parash.  
16A Bensonite Rd.  
Kolkata - 1.

FLOREN NIRMAL PRIVATE LIMITED

Ramni Suman  
Director

4. Vinod Mehta  
180/11/12, Race  
Course - 7.

SIGNATURE OF THE PURCHASERS

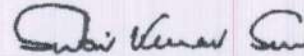
Drafted by me

Approved by  
H. C. Lal, Addl. Secy. H.C. Calcutta.

**MEMO OF CONSIDERATION**

RECEIVED on and from the within-named Purchasers the within mentioned sum of Rs. 7,90,00,000.00 (Rupees seven crores ninety lacs only) being the consideration money in full as per memo of consideration below :

	Bank Draft/ Cheque No.	Date	Name of Bank	Amount	
1.	193091 (DD)	24/08/2012	HDFC Bank, Kolkata Stephen House, B B D Bagh	Rs. 1,97,50,000/-	NU HEIGHTS AGENCY PRIVATE LIMITED
2.	193133 (DD)	24/08/2012	HDFC Bank, Kolkata Stephen House, B B D Bagh	Rs. 1,92,50,000/-	SHAGUN BARTER PRIVATE LIMITED
3.	193132 (DD)	24/08/2012	HDFC Bank, Kolkata Stephen House, B B D Bagh	Rs. 1,97,50,000/-	SRI VISHNU AWAS PRIVATE LIMITED
4.	335540 (DD)	24/08/2012	ING Vysya Bank Ltd., Rash Behari Avenue, 128, Raj Kamal, Kolkata - 700 029	Rs. 1,97,50,000/-	FLORIN NIRMAN PVT. LTD.
5.	082142 (Cheque)	27/07/2012	Union Bank of India, India Exchange Place, Kolkata	Rs. 5,00,000/-	SHAGUN BARTER PRIVATE LIMITED



SIGNATURE OF THE VENDOR

Managing Director

Mr. Rubber Chemicals India Pvt. Ltd

WITNESSES :

1. *R. M. Das*  
Adv.  
H.C. Calcutta

2. *Arpita Banerjee*

3. *Kumar*



Government Of West Bengal  
Office Of the A.R.A. - III KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 03634 of 2012  
(Serial No. 10192 of 2012)

On

Payment of Fees:

On 17/09/2012

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

Presented for registration at 16.40 hrs on :17/09/2012, at the Private residence by Yogesh Surana , one of the Claimants.

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

Execution is admitted on 17/09/2012 by

1. Subir Kumar Sen  
Managing Director, M/s. P M C Rubber Chemicals India Private Limited ( Pan - A A D C P 7639 J ), 103, G. T. Road ( West), Thana:-Rishra, P.O. :- ,District:-Hooghly, WEST BENGAL, India, Pin :-712248.  
. By Profession : Service
2. Yogesh Surana  
Director, M/s. Sri Vishnu Awas Private Limited ( Pan - A A M C S 5249 N), 8, Canning Street, 1st Floor, P. S. - Hare Street, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700001.  
Director, Shagun Barter Private Limited ( Pan - A A L C S 1460 Q), 9, B. B. D. Bag Road ( E), 2nd Floor, P. S. - Hare Street, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700001.  
. By Profession : Business
3. Akshay Kothari  
Director, Nu Heights Agency Private Limited ( Pan - A A D C N 9849 G), 10, Canning Street, 3rd Floor, P. S. - Hare Street, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700001.  
. By Profession : Business
4. Rahul Surana  
Director, Florin Nirman Private Limited ( Pan - A A C C F 0199 G), 126 A, Sarat Bose Road, P. S. - Lake, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700029.  
. By Profession : Business  
Identified By Surendra Surana, son of Lt. Gulab Chand Surana, 9, B. B. D. Bag, 2nd Floor, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.


( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 18/09/2012

**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, 5 of Indian Stamp Act 1899.

Payment of Fees:

  
Additional Registrar of Assurance-III  
Kolkata

18 SEP 2012 ( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

18/09/2012 11:49:00

EndorsementPage 1 of 2



Government Of West Bengal  
Office Of the A.R.A. - III KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 03634 of 2012  
(Serial No. 10192 of 2012)

Amount By Cash

Rs. 0.00/-, on 18/09/2012

Amount by Draft

Rs. 2178615/- is paid , by the draft number 038168, Draft Date 17/09/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 18/09/2012

( Under Article : A(1) = 2178517/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 18/09/2012 )

**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. -19,80,47,247/-

Certified that the required stamp duty of this document is Rs. - 13863327 /- and the Stamp duty paid as Impresive Rs. - 1000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 13862330/- is paid 03817017/09/2012 State Bank of India, DALHOUSIE SQUARE. received on 18/09/2012

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

  
Additional Registrar of Assurance - III  
Kolkata

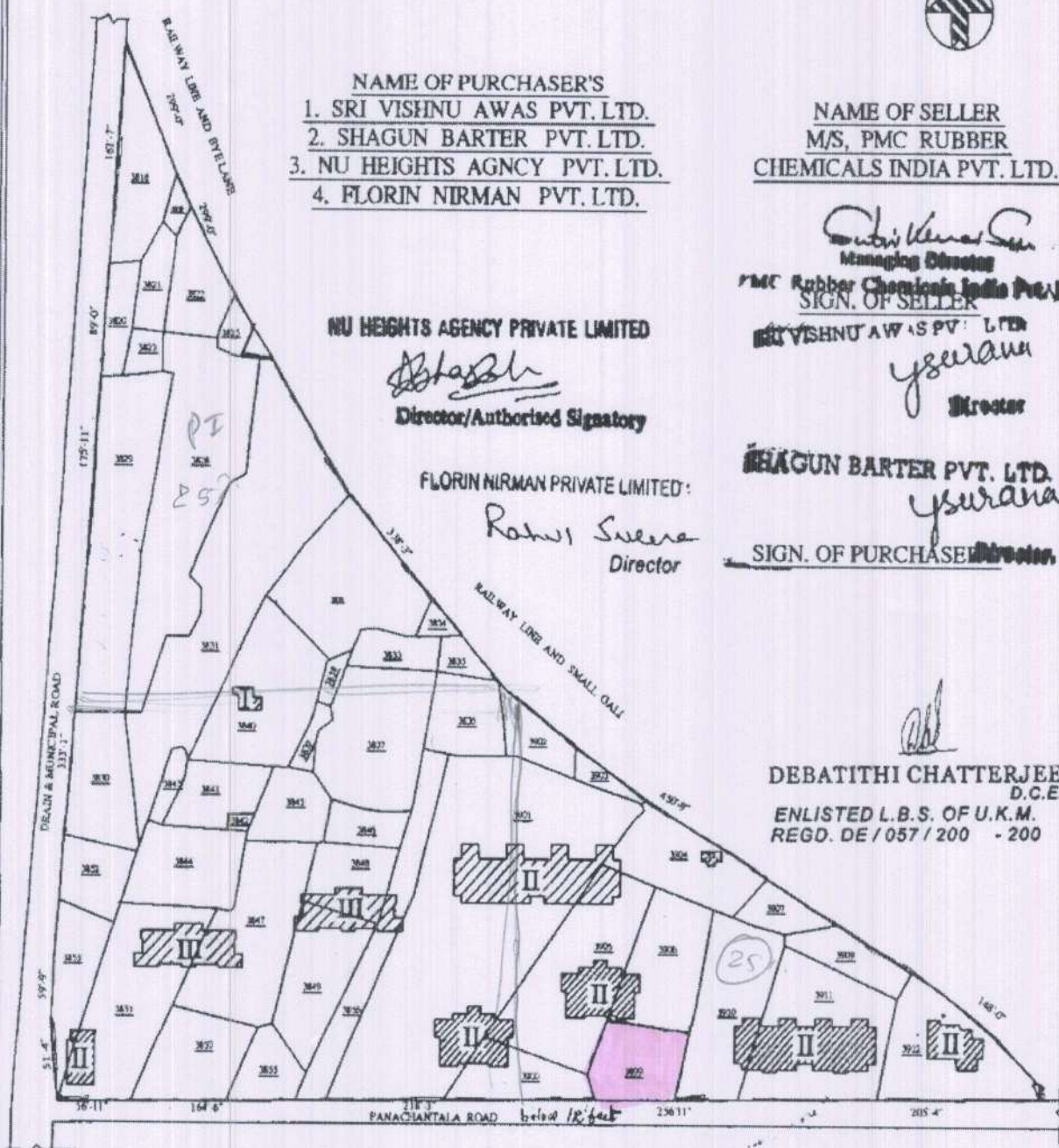
( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III



**SALE DEED PLAN OF RESIDENTIAL COMPLEX UNDER R.S. DAG NO.-3818, 3819,3820,3821,3822,3823,3825,3828,3829,3830,3831,3832,3833,3834,3835,3836,3837, 3838,3839,3840,3841,3842,3843,3844,3845,3846,3847,3848,3849,3850,3851,3852,3853, 3855,3856,3900,3901,3902,3903,3904,3905,3906,3907,3909,3910,3911, 3912;**  
**CORRESPONDING TO L.R. DAG NO.-9169; L.R.KHATIAN NO.- 1001; MOUZA-RISHRA; J.L. NO.-27; COMPRISING MUNICIPAL HOLDING NO.-103, G.T. ROAD(WEST),RISHRA; WARD NO.-15; UNDER RISHRA MUNICIPALITY; P.S.-RISHRA; DIST.-HOOGHLY(W.B.).**

(SCALE = 1":112'-0")

TOTAL LAND AREA = 7.020 (ACRE) MARKED BY RED BORDER   
 TOTAL COVERED AREA = 50000.00 SFT.



- NAME OF PURCHASER'S
1. SRI VISHNU AWAS PVT. LTD.
  2. SHAGUN BARTER PVT. LTD.
  3. NU HEIGHTS AGENCY PVT. LTD.
  4. FLORIN NIRMAN PVT. LTD.

NAME OF SELLER  
 M/S, PMC RUBBER  
 CHEMICALS INDIA PVT. LTD.

NU HEIGHTS AGENCY PRIVATE LIMITED  
*[Signature]*  
 Director/Authorised Signatory

*[Signature]*  
 Managing Director  
 PMC Rubber Chemicals India Pvt. Ltd.  
 SIGN. OF SELLER  
 SRI VISHNU AWAS PVT. LTD.  
*[Signature]*  
 Director

FLORIN NIRMAN PRIVATE LIMITED:  
*[Signature]*  
 Director

SHAGUN BARTER PVT. LTD.  
*[Signature]*  
 SIGN. OF PURCHASER

*[Signature]*  
 DEBATITHI CHATTERJEE  
 D.C.E.  
 ENLISTED L.B.S. OF U.K.M.  
 REGD. DE / 057 / 200 - 200


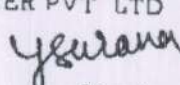
DETAILS ANNEXED NEXT PAGE.

**AREA OF EACH DAG UNDER HOLDING NO.-103, G.T.  
ROAD(WEST),RISHRA, WARD NO.-15, IS GIVEN BELOW:-**

<u>R.S. DAG NO.</u>	<u>LAND AREA IN ACRE</u>
3818	<u>0.270</u>
3819	<u>0.010</u>
3820	<u>0.090</u>
3821	<u>0.070</u>
3822	<u>0.170</u>
3823	<u>0.010</u>
3825	<u>0.020</u>
3828	<u>0.330</u>
3829	<u>0.360</u>
3830	<u>0.130</u>
3831	<u>0.330</u>
3832	<u>0.210</u>
3833	<u>0.060</u>
3834	<u>0.010</u>
3835	<u>0.020</u>
3836	<u>0.080</u>
3837	<u>0.310</u>
3838	<u>0.030</u>
3839	<u>0.030</u>
3840	<u>0.220</u>
3841	<u>0.100</u>
3842	<u>0.010</u>
3843	<u>0.020</u>
3844	<u>0.200</u>
3845	<u>0.110</u>
3846	<u>0.070</u>
3847	<u>0.230</u>
3848	<u>0.070</u>
3849	<u>0.150</u>

<u>R.S. DAG NO.</u>	<u>LAND AREA IN ACRE</u>
3850	<u>0.090</u>
3851	<u>0.250</u>
3852	<u>0.080</u>
3853	<u>0.090</u>
3855	<u>0.070</u>
3856	<u>0.080</u>
3900	<u>0.080</u>
3901	<u>0.935</u>
3902	<u>0.050</u>
3903	<u>0.080</u>
3904	<u>0.225</u>
3905	<u>0.280</u>
3906	<u>0.150</u>
3907	<u>0.095</u>
3909	<u>0.065</u>
3910	<u>0.250</u>
3911	<u>0.280</u>
3912	<u>0.150</u>

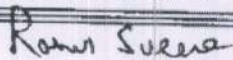
**TOTAL AREA = 7.020 (ACRE)  
MARKED BY RED BORDER**


  
**DEBATITHI CHATTERJEE**  
 D.C.E.  
 ENLISTED L.B.S. OF U.K.M.  
 REGD. DE/057/200 - 200  
**SHAGUN BARTER PVT LTD**  
  
 Director.

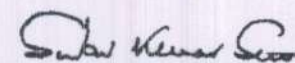
**DEB VISHNU AWAS PVT. LTD.**  


FLORIN NIRMAN PRIVATE LIMITED







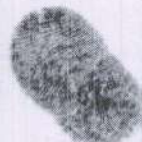





















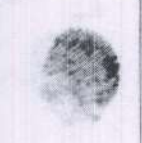




NU HEIGHTS AGENCY PRIVATE LIMITED

  
 Director

























  
 Director/Authorised Signatory

  
 Managing Director  
**PMT Rubber Chemicals India Pvt. Ltd**

**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl. No.	Signature of the executants/ presentants							
<i>Shri Kumar Sen</i>								
		Little      Ring      Middle      Fore      Thumb (Left Hand)						
								
		Thumb      Fore      Middle      Ring      Little (Right Hand)						
		<i>Yogesh Swarna</i>						
				Little      Ring      Middle      Fore      Thumb (Left Hand)				
								
Thumb      Fore      Middle      Ring      Little (Right Hand)								
<i>Yogesh Swarna</i>								
				Little      Ring      Middle      Fore      Thumb (Left Hand)				
								
		Thumb      Fore      Middle      Ring      Little (Right Hand)						

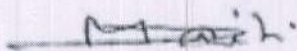
**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl. No.	Signature of the executants/ presentants						
							
		Little	Ring	Middle	Fore	Thumb	(Left Hand)
							
		Thumb	Fore	Middle	Ring	Little	(Right Hand)
							
		Little	Ring	Middle	Fore	Thumb	(Left Hand)
							
		Thumb	Fore	Middle	Ring	Little	(Right Hand)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 7  
Page from 4717 to 4737  
being No 03634 for the year 2012.





(Sanatan Maity) 18-September-2012  
ADDITIONAL REGISTRAR OF ASSURANCE-III  
Office of the A.R.A. - III KOLKATA  
West Bengal