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805 पश्चिमबंग पश्चिम बंगाल WEST BENGAL



A 428428

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

Additional Registrar  
of Assurances-II, Kolkata

*[Signature]*

28/154/12  
805  
3486/12 Additional Registrar of Assurances-II  
Kolkata  
18/10/12

# DEED OF CONVEYANCE

THIS INDENTURE is made this the 18th day of October two thousand Twelve (2012 A.D.)

## BETWEEN

Contd.....P/2.

250  
- 50  
300  
18/10

69875

Narendra Kumar Agarwal.



c - 7422

STATT INFRA DEVELOPERS PVT. LTD

Narendra Kumar Agarwal.

Director

NAME: M/S. Statt Infra Develop  
 ADD. 21 Sir. Hariram Goenka Street  
 Rs. 5000/- 27 AUG 2012  
 SURANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kol-1

Kol-7

*[Signature]*

27 AUG 2012

27 AUG 2012



STATT INFRA DEVELOPERS PVT. LTD

Narendra Kumar Agarwal.

Director



c - 7423

- Brajen Tulsh



c - 7424

- Rajshree Beniwal



c - 7425

- Vyay Tulshan



*Le*

ADDITIONAL REGISTRAR  
 OF ASSURANCES-II, KOLKATA  
 18 OCT 2012

Bimal Kumar Bhawanish  
 90 Lata Om Prakash Bhawanish  
 75D Bangur Avenue  
 Kol- 700 055  
 Business

(2)

(1) SMT. KUSUM TULSHAN wife of Late Laxmi Kumar Tulshan, by faith Hindu, by occupation housewife, residing at Plot No.5, Udyog Mitra Industrial Co-op. Society, Chitegaon, Paithan Road, Aurangabad, Maharashtra 431105, and also residing at Premises No.5, N.S. C. Bose Road, Police Station Jadavpur, Kolkata-700040, (2) SMT. JAYSHREE JINDAL (nee Tulshan) wife of Shri Janak Jindal and daughter of Late Laxmi Kumar Tulshan, by faith Hindu, by occupation housewife, residing at 49A/41, Punjabi Bagh West, New Delhi, Police Station Punjabi Bagh, (3) SMT. RAJSHREE BERIWAL (nee TULSHAN) wife of Shri Rajesh Kumar Beriwal, by faith Hindu, by occupation housewife, residing at 167, C.R. Avenue, Police Station Jorasanko, Kolkata-700007, (4) SRI PRAVEEN TULSHAN son of Late Laxmi Kumar Tulshan, by faith Hindu, by occupation business, residing at Plot No.5, Udyog Mitra Industrial Co-op. Society, Chitegaon, Paithan Road, Aurangabad, Maharashtra 431105, and also residing at Premises No.5, N.S. C. Bose Road, Police Station Jadavpur, Kolkata-700040 (5) SRI VIJAY TULSHAN son of Late Govindram Tulshan alias Govindram Jhunjhunwala, by faith Hindu, by occupation business, residing at Premises No.5, N.S. C. Bose Road, Police Station Jadavpur, Kolkata-700040, (6) SRI ARUN TULSHAN son of Late Govindram Tulshan alias Govindram Jhunjhunwala, by faith Hindu, by occupation business, residing at 101, Wits End, Bandra West Hill Road, Mumbai and also residing at 5, N. S. C. Bose Road, Police Station Jadavpur, Kolkata-700040, (7) SMT. NIRMALA DEVI MAHESHEKA (nee TULSHAN) wife of Sri Pitambar Lal Mahesheka, by faith Hindu, by occupation Housewife,

Contd.....P/3.

e-9426

- Arun Kumar Tielkay

e-7429

- Sushila Ranai



✓  
ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
18 OCT 2012

Bimal Kumar Bhawanee

residing at D.N. Singh Road, Bhagalpur, Bihar and also residing at Premises No.5, N.S.C. Bose Road, Police Station Jadavpur, Kolkata-700040, and (8) SMT. SUSHILA KANOI wife of Shri Ghanshyam Kanoi, by faith Hindu, by occupation housewife, residing at 3, Raja Santosh Road, Police Station Alipore, Kolkata-700027, hereinafter jointly called and referred to as the "SELLERS/ VENDORS/ OWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, heiresses, executors, administrators, legal representatives and assigns) of the ONE PART.

(The Vendor Smt. Kusum Tulshan, is hereby represented through her son as well as Lawful Constituted Attorney Sri Praveen Tulshan, vide registered Power of Attorney dated 28.08.2012, registered in the office of the Sub-Registrar Aurangabad No.3, recorded in Book No.IV, being No.3777 for the year 2012 and Smt. Jayshree Jindal is hereby represented through her Brother as well as Lawful Constituted Attorney Sri Praveen Tulshan, vide registered Power of Attorney dated 05.10.2012 and registered in the office of the Sub-Registrar, S.R.-IIA, Punjabi Bagh, New Delhi and recorded in Book No.IV, Volume No.688, Pages 41 to 44, being No.1046 for the year 2012. The Vendor Smt. Nirmala Devi Maheshka, is hereby represented through her brother as well as Lawful Constituted Attorney Sri Vijay Tulshan, vide registered Power of Attorney dated 09.10.2012, which was registered in the office of the Bhagalpur, Bihar, and recorded in Book No.IV, being No.38 for the year 2012.

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(4)

AND

M/S. STATT INFRA DEVELOPERS PVT. LTD. a Company incorporated under the companies Act, 1956 and having its registered Office at 31, Sir Hariram Goenka Street, Second Floor, P.S. Posta, Kolkata-700007, represented by its one of the Directors SRI NARENDRA KUMAR AGARWAL son of Late Shankar Dayal Agarwal, by faith Hindu, by occupation Business, residing at 31, Sir Hariram Goenka Street, Kolkata-700007, P.S. Posta, hereinafter referred to as the "PURCHASER" (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 OTHER PART.

Contd.....P/5.

**WHEREAS** by virtue of a registered Deed of Conveyance dated 15th day of August, 1916 and registered in the office of the Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No.19, Pages 146 to 157, Deed No.3021 for the year 1916, the then owner/vendor Bipin Behari Dhur transferred his right title and interest in respect of the property being Premises No.43, Banstolla Street now known as 43, Sir Hariram Goenka Street (formerly Nos.43 and 43/1, Banstolla Street which the premises Nos.13, 14 and 15, Goenka Lane are amalgamated) comprising in Holding No.III, Block No.XVII, in the North Division of the town of Calcutta now Kolkata-700007, in favour of Ram Kumar Jhunjhunwalla son of Sonehram Jhunjhunwalla absolutely and forever.

**AND WHEREAS** the said **RAMKUMAR JHUNJHUNWALLA** son of Sonehram Jhunjhunwalla deceased for self and as the Karta of a Joint Mitakshara Hindu Family consisting of himself and his adult sons Murlidhar Jhunjhunwalla, Kedarnath Jhunjhunwalla and Kissenlal Jhunjhunwalla and his minor son Purushottamdas Jhunjhunwalla and his minor grandsons Debiprosad Jhunjhunwalla and Gigla both sons of said Kedarnath Jhunjhunwalla had equal shares in the immovable properties and **SREERAM JHUNJHUNWALLA** son of Joharmull Jhunjhunwalla deceased and **GOBINDRAM JHUNJHUNWALLA** son of the said Sreeram Jhunjhunwalla had equal shares in the immovable properties situated in the Calcutta including the Premises No.43, Banstolla Street, Calcutta, morefully described in the schedule hereunder.

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AND WHEREAS subsequently some unavoidable circumstances having arisen between the owners regarding the accounts and the winding up of the business and the division of the assets, properties and liabilities thereof and the partition of the joint properties the parties above with a view to avoid protracted and expensive litigation in writing referred all matter in dispute between them to the sole Arbitration of Mr. Ganes Chandra De of No.3, Hastings Street in the town of Calcutta, Attorney-at-law AND WHEREAS the said Mr. Ganes Chandra De, made and published an Award on or about the 13<sup>th</sup> day of June, 1933.

AND WHEREAS under the said Award the said Arbitrators allotted to the said **SREERAM JHUNJHUNWALLA** son of Joharmull Jhunjhunwalla deceased and **GOBINDRAM JHUNJHUNWALLA** son of the said Sreeram Jhunjhunwalla inter alia the land hereditaments and premises No.43, Banstolla Street, Calcutta, morefully described in the schedule hereunder.

AND WHEREAS by the said Award the said Arbitrator directed the parties to execute and register mutual conveyance of the said premises allotted to each of the parties AND WHEREAS the said Award has been fully stamped and registered in the office of the Registrar of Assurances, Calcutta and recorded in Book No.1, Volume No.112, Pages 21 to 54, being Deed No.3431 for the year 1933.

AND WHEREAS under the said Award the **SREERAM JHUNJHUNWALLA** and **GOBINDRAM JHUNJHUNWALLA** were entitled absolutely to inter alia and premises No.43, Banstolla Street now 43, Sir Hariram Goenka Street, in the town of Calcutta now Kolkata-700007, morefully and particularly described in the schedule hereunder.

Contd.....P/7.



**AND WHEREAS** subsequently by virtue of a registered Deed of Transfer dated 28<sup>th</sup> day of August, 1934 and registered in the office of the Registrar of Assurances, Calcutta and recorded in Book No.1, Volume No.73, Pages 219 to 225, being No.3178 for the year 1934, the said **RAMKUMAR JHUNJHUNWALLA** son of Sonehram Jhunjhunwalla deceased for self and as the Karta of a Joint Mitakshara Hindu Family consisting of himself and his adult sons Murlidhar Jhunjhunwalla, Kedarnath Jhunjhunwalla and Kissenlal Jhunjhunwalla and his minor son Purushottamdas Jhunjhunwalla and his minor grandsons Debiprosad Jhunjhunwalla and Gigla both sons of said Kedarnath Jhunjhunwalla, referred to as the Transferors of the One Part, transferred and conveyed their half share of the property being Municipal Premises No.43, Banstolla Street now known as 43, Sir Hariram Goenka Street, Kolkata-700007, Police Station Posta, morefully described in the schedule thereto, in favour of the said **SREERAM JHUNJHUNWALLA** son of Joharmull Jhunjhunwalla deceased and **GOBINDRAM JHUNJHUNWALLA** son of the said Sreeram Jhunjhunwlla hereinafter called the transferees on the other part absolutely and forever.

**AND WHEREAS** since then the said **SREERAM JHUNJHUNWALLA ALIAS TULSHAN** and **GOBINDRAM JHUNJHUNWALLA ALIAS TULSHAN** became the joint owners of undivided half share each and thus seized possessed of and/or well sufficiently entitled to the said property **ALL THAT** the partly one partly two and partly three storied partly four storied and partly five storied brick built messuage hereditaments and premises formerly Nos. 43 and 43/1, Banstolla Street but now numbered only 43, Banstolla Street which the premises Nos.13, 14 and 15, Goenka

Lane are amalgamated, now known as 43, Sir Hariram Goenka Street, Kolkata-700007, Police Station Posta, togetherwith the piece or parcel of land on which the same is erected and built containing by estimation one Bigha five Chittacks and nine Square feet more or less (but physical measurement at present is 01 Bigha 04 chittacks and 17 square feet more or less) being Holding No.III, Block No.XVII in the North Division of the town of Calcutta, morefully and particularly described in the Schedule hereunder and hereinafter referred to as the said "PROPERTY".

**AND WHEREAS** after became the joint owners in equal share of the said property, the said **SREERAM JHUNJHUNWALLA alias TULSHAN** and **GOBINDRAM JHUNJHUNWALLA alias TULSHAN**, accordingly they mutated and recorded their joint names in the record of the Kolkata Municipal Corporation being Municipal Premises No.43, Sir Hariram Goenka Street, Assessee No.11-023-30-0045-0.

**AND WHEREAS** thereafter the said **SREERAM TULSHAN alias Jhunjhunwala** during his life time and at the time of his death Governed by the Mitakshara of Hindu Law died intestate in the year 1945 leaving behind his only one son **Gobindram Jhunjhunwala alias Tulshan** as his only legal heirs and representatives. **AND WHEREAS** according to the Hindu Succession Act, the said Gobindram Tulshan, as successor inherited the said undivided half share of the said property left by said Sreeram Tulshan alias Jhunjhunwala since deceased.

**AND WHEREAS** thus the said Gobindram Jhunjhunwala alias Tulshan became the sole and absolute owner of the entire property being Municipal premises No.43, Sir Hariram Goenka Street, Kolkata-700007, morefully described in the schedule hereunder.

Contd.....P/9.

AND WHEREAS subsequently said Gobindram Jhunjhunwala alias Tulshan died intestate on 09.05.1980 leaving behind his three sons namely LAXMI KUMAR TULSHAN, VIJAY TULSHAN, ARUN TULSHAN, and two daughters namely NIRMALA MAHESHEKA, SUSHILA KANOI as his only legal heirs and representatives and his wife Smt. Ganga Devi Tulshan also died intestate on 20.06.1970, leaving behind her above named three sons and two daughters.

AND WHEREAS since then the above named LAXMI KUMAR TULSHAN, VIJAY TULSHAN, ARUN TULSHAN, NIRMALA MAHESHEKA, SUSHILA KANOI as her only legal heirs and representatives jointly inherited and/or became the owners of undivided 1/5<sup>th</sup> share each in respect of the property being Municipal premises No.43, Sir Hariram Goenka Street, Kolkata-700007, P.S. Posta, morefully described in the schedule hereunder and hereinafter referred to as the "SAID PROPERTY".

AND WHEREAS subsequently one LAXMI KUMAR TULSHAN during his life time and at the time of his death Governed by the Mitakshara of Hindu Law died intestate on 4<sup>th</sup> day of January, 2006, leaving behind his wife SMT. KUSUM TULSHAN and one son SRI PRAVEEN TULSHAN and two daughters SMT. JAYSHREE JINDAL (NEE TULSHAN) and SMT. RAJSHREE BERIWAL (NEE TULSHAN) as his only legal heirs and representatives AND according to the Hindu Succession Act after the demise of said Laxmi Kumar Tulshan, the said Smt. Kusum Tulshan, Smt. Jayshree Jindal (nee Tulshan), Smt. Rajshree Beriwal (nee Tulshan) and Sri Praveen Tulshan, herein inherited and/or became the joint owners of undivided 1/5<sup>th</sup> share of the said property being Municipal Premises No.43, Sir Hariram Goenka Street, Kolkata-700007, P.S. Posta, morefully and particularly described in the Schedule hereunder.

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**AND WHEREAS** by virtue of the aforesaid events, the Vendors are now seized, possessed of or otherwise and sufficiently entitled to **ALL THAT** the partly one partly two, partly three, partly four and partly five storied buildings contiguous to each other togetherwith the piece or parcel of land thereunto belonging whereon or on part whereof the same are erected and built containing by measurement an area of 20(twenty) Cottahs, 4(four) Chittacks and 17(seventeen) square feet be the same a little more or less comprised in and being Premises No.43, Sir Hariram Goenka Street, Kolkata-700007, Police Station Posta, within the limits of Kolkata Municipal Corporation under Ward No.23, in the District of Kolkata, referred to as the "**SAID PROPERTY**".

**AND WHEREAS** the Vendors have decided to sell the property, which is fully tenanted on "AS IS WHERE IS" basis.

**AND WHEREAS** the said property being Municipal premises No.43, Sir Hari Ram Goenka Street, Kolkata-700007, was charged by Term Loan with the Central Bank of India, Red Cross Place Branch and after long negotiation by and between the parties, the said Central Bank of India, sent a compromise proposal for settlement of dues in NPA account, vide letter No.RCP/KOL/CMD/RECV/33/11-12/01/1411, dated 25.01.2012. In response to the said proposal the said term loan was cleared and/or paid in full and final against NPA a/c. The Suit filed with DRT Case No.TS /25/98 is still pending as of date. In which a compromise petition has been filed by both the parties and the same is pending for final order.

**AND WHEREAS** the original Title Deed under Equitable Mortgage which was kept under the custody of the Bank could not be traced out, so the certified copy of deed be accepted for and be treated as original.

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AND WHEREAS the Vendors herein have also represented that apart from them there are no other owners and/or no other persons have any types of rights, title and interest over the said schedule mentioned property and they are not restrained by any order from any Court in selling out the said Schedule property and the property which is convey and transfer hereto is free from all encumbrances, but subject to tenancies, title limitation and pending Debt Recovery Tribunal.

AND WHEREAS after knowing the above facts and upon fully satisfying itself to the representations made by the Vendors, the Purchaser herein, has agreed and approached the Vendors aforesaid to purchase the said property situated and lying at and being Municipal premises No.43, Sir Hari Ram Goenka Street, Kolkata-700007, Police Station Posta, within the limits of Kolkata Municipal Corporation under Ward No.23, morefully described in the schedule hereunder written on "AS IS WHERE IS" basis.

AND WHEREAS thereafter the purchaser herein has made a Newspaper Publication, whereby a Public Notice on 13<sup>th</sup> day of July, 2012 has been published in the daily newspaper Bartaman, but till the date of execution and/or registration of this date, no one has claimed any right and/or put any objection to in this regard in any manner whatsoever. MOREOVER above and beyond all, the Purchaser has performed through due diligence and is fully satisfied by all disclosures made by the Sellers and accordingly the purchaser proceeded with the execution of deed of conveyance.

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**AND WHEREAS** now the Vendors/Sellers herein, being the joint and absolute owners of the said property agree to sell and/or transfer their right title and interest with respect to the said property mentioned and described in the **SCHEDULE** hereunder written, in favour of the Purchaser herein after fully satisfy itself about the title of the Vendors to the said **PROPERTY** and the purchaser herein has agreed to purchase the said fully tenanted **ALL THAT** the tenanted partly one partly two, partly three, partly four and partly five storeyed buildings contiguous to each other togetherwith the piece or parcel of land thereunto belonging whereon or on part whereof the same are erected and built containing by measurement an area of 20(twenty) Cottahs, 4(four) Chittacks and 17(seventeen) square feet be the same a little more or less comprised in and being Premises No.43, Sir Hari Ram Goenka Street, Kolkata-700007, Police Station Posta, within the limits of Kolkata Municipal Corporation under Ward No.23, in the District of Kolkata **TOGETHER WITH** all common facilities and amenities available therein including common passage, easement rights, subject to all existing tenancy/tenancies, pending case at the Learned Debts Recovery Tribunal and missing Original Title Deeds, morefully and particularly described in the **SCHEDULE** hereunder on "AS IS WHERE IS" basis, but otherwise free from all other encumbrances, attachment, charges and other claims and demands at or for the price of **Rs.2,90,00,000/= only (Rupees two corers and ninety lacs) only.**

**AND WHEREAS** all taxes and dues towards the property has been duly paid and the original receipts has been verified and accepted by the purchaser prior to the completion of the sale.

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NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and as well as understanding arrived at between the parties hereto, the Purchaser herein has paid the consideration amount of **Rs.2,90,00,000/= (Rupees Two Crores and Ninety Lacs only)** to the Sellers/Owners herein (the receipt which the Sellers/Owners do hereby admit and acknowledge) and from the same and every part thereof to sell transfer and assign to the Purchaser the said property, on "**AS IS WHERE IS**" basis, described in the schedule hereunder, They the Sellers do by these transfer, assign and assure unto the Purchaser, the said Property is free from all encumbrances, (PROVIDED HOWEVER, subject to the existing tenants/occupiers of the said property, the pending suit with the Learned Debt Recovery Tribunal and the missing Original Title Deeds TOGETHER WITH all common facilities and amenities available therein including common passage, easement rights, subject to tenancy, mentioned and described in the Schedule hereto and hereinafter referred to as the "SAID PROPERTY" OR HOWSOEVER OTHERWISE the said property now or heretofore were or was situate, butted, bounded, called, known numbered described and distinguished TOGETHER WITH the land or ground whereupon or on part whereof the same is erected and built together with further with all houses, outhouses or other building erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever to the Said Property or any part thereof belonging or in any way appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be

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appurtenant thereof AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof togetherwith furthermore all the estate, right, title inheritance use, trust, property, claim and demand whatsoever both at law and in equity of the Sellers into and upon the Said Property or every part thereof and all deeds, pattahs, muniments, writings and evidence of title which in any way related to the Said Property or any part or parcel thereof and which now are hereafter shall or may be in the custody, power or possession of the Sellers, their heirs, executors, administrators or representatives of any persons from whom he or they can or may procure the same without action or suit at law or in equity AND also togetherwith the right to the Purchaser to pass and repass to the drain water electricity gas etc. by means of pipes wires etc. through over and along with the common passage of the said premises AND TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with his rights, members and appurtenances unto and to the use of the Purchaser its successors-in-office, executors, administrators, representatives and assigns for ever freed and discharged except tenancy, DRT suit (compromised petition filed), and missing original title deed, claims liens etc. to those presents AND the Sellers do hereby for themselves, their heirs, executors, administrators and representatives covenant with the Purchaser its successors-in-office, executors, administrators and representatives and assigns THAT notwithstanding any act deed or thing whatsoever, by the Sellers or by any or their predecessors and ancestors in title done or executed or knowingly suffered to the contrary they the Sellers had all material times heretofore and now have good right full power and absolute authority to grant, sell, convey, transfer, assign and assure the

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Said Property for the use of the Purchaser Following the successful completion of the Sale, the Purchaser will receive the rents and profits thereof without any lawful eviction, hinder and interruption, disturbances, claim or demand whatsoever from or by the Sellers or from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Sellers or any of his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Sellers and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for them the Sellers or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser its successors-in-office, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the purchaser its successors-in-office, executors, administrators, representatives and assigns according to the true intent and meaning of these present as shall or may be reasonably required.

**NOW THIS FURTHER WITHNESSETH** that any claims of whatsoever nature hereafter is the responsibility of the Purchaser and the Seller does not and shall not be held responsible in any manner whatsoever and howsoever after execution of this Deed **AND** the attached list of Tenants are the Tenants residing in the SAID PROPERTY and any other persons claiming to be tenants are not known to the Seller **AND** there is no litigation/case/suite which is pending in the Hon'ble Court of Law done by any of the attached list of Tenants.

Contd.....P/16.

## THE SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE PROPERTY, WHICH CONVEY HERETO)

ALL THAT the 100 years old wholly/fully tenanted partly one, partly two, partly three, partly four and partly five storied buildings contiguous to each other togetherwith the piece or parcel of land thereunto belonging whereon or on part whereof the same are erected and built containing by measurement an area of 20(twenty) Cottahs, 4(four) Chittacks and 17(seventeen) square feet i.e. 14597 square feet be the same a little more or less comprised in and being Premises No.43, Sir Hari Ram Goenka Street, Kolkata-700007, Police Station Posta, (formerly Nos. 43 and 43/1, Banstolla Street which the premises Nos.13, 14 and 15, Goenka Lane are amalgamated), Holding No.III, Block No.XVII in the North Division of the town of Calcutta within the limits of Kolkata Municipal Corporation under Ward No.23, District Kolkata and constructed covered area **on the ground floor** 2880 square feet used as Shop rooms, and 6000 square feet Tile Shed used as godown and **on the first floor** covered 1320 sq.ft. used as Office room and 7500 sq.ft. used as residential and **on the second floor** covered area 7500 square feet used as residential purposes, and **on the third floor** covered area 7500 square feet used as residential purposes, and **on the Fourth floor** covered is 7500 square feet used as residential purposes and **on the fifth floor** covered area is 500 square feet Tin Shed used as residential purposes more or less and which is butted and bounded as follows:

- ON THE NORTH : By partly by premises No.16, Goenka Lane and partly Premises Nos.8 and 9, Sham Seal Lane, and partly Premises No.41, Sir Hariram Goenka St.,
- ON THE SOUTH : Partly by Sir Hariram Goenka St.;
- ON THE EAST : By partly Premises No.42, Sir Hariram Goenka St.;
- ON THE WEST : Partly by Premises No.44, Sir Hariram Goenka St., Partly by premises No.44/1, Sir Hariram Goenka St., and Partly by 12, Goenka Lane;

IN WITNESS WHEREOF the Vendors and the purchasers and the confirming parties herein have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED UP  
BY THE SELLERS AT KOLKATA  
IN THE PRESENCE OF:

1. Bimal Kumar Barwanwal  
75 D Bengur Avenue  
Kof- 700 055

Praveen Tulsh  
(PRAVEEN TULSHAN)  
AS CONSTITUTED ATTORNEY  
OF KUSUM TULSHAN  
And JAYSHREE JINDAL

Rajshree Beriwal  
(RAJSHREE BERIWAL)  
PAN NO. ADXPB5370Q  
18-10-12  
ADXPB5370Q

Praveen Tulsh  
(PRAVEEN TULSHAN)  
PAN NO. ABUPT7167J

Vijay Tulshan  
(VIJAY TULSHAN)  
PAN NO. ADHPT.9841.N.....

2. Chaitali Chatterjee  
Advocate  
High Court  
Calcutta

Arun Kumar Tulshan  
(ARUN TULSHAN)  
PAN NO. ABEPT.4978.A.....

18/10/12

Vijay Tulshan

(VIJAY TULSHAN)  
AS CONSTITUTED ATTORNEY  
OF NIRMALA DEVI  
MAHESHEKA

Sushila Kanoi  
(SUSHILA KANOI)

PAN NO. AETPK7240N

(SIGNATURE OF THE VENDORS)

18/19/12

The common Seal of the Company  
Affixed by Narendra Kumar Agarwal  
one of the Directors of the Company  
duly authorized by virtue of a Resolution  
passed in the meeting of the Board of  
Directors held on 12.07.2012.

SIGNED SEALED AND DELIVERED UP  
BY THE PURCHASERS AT KOLKATA  
IN THE PRESENCE OF:

1. Chaitali Chatterjee  
Advocate

STAT INFRA DEVELOPERS PVT. LTD.

Narendra Kumar Agarwal  
Director

(SIGNATURE OF THE PURCHASER)  
PAN NO. AARCS6504M

2. D. Ch. Pal  
Advocate  
8, Old Post Office Street  
Kolkata-700 001

## MEMO OF CONSIDERATION

**RECEIVED** on and from the within named purchaser the within mentioned sum of Rs.2,90,00,000/= only (Rupees Two Crores and ninety Lacs) only being the full and final consideration money in respect of the above mentioned Schedule property, as per memo below:

### MEMO

1) Sri Praveen Tulshan

Banker's name	Pay order No.	Dated	Amount
Standard Chartered	135406	04.06.2012	Rs. 9,66,665=00
	138603	17.10.2012	Rs.75,30,051=00

2) Sri Arun Tulshan

Banker's name	Pay order No.	Dated	Amount
Standard Chartered	135407	04.06.2012	Rs. 9,66,665=00
	138600	17.10.2012	Rs.75,30,052=00

3) Sri Bijay Tulshan

Banker's name	Pay order No.	Dated	Amount
Standard Chartered	135408	04.06.2012	Rs. 9,66,670=00
	138601	17.10.2012	Rs.75,30,052=00

4) Amount paid to KMC as per request of the

Vendors, drawn on Standard Chatered,

Being No.138537, dated 16.10.2012

Rs. 35,09,845=00

Total:

**Rs.2,90,00,000=00**

(RUPEES TWO CRORES NINETY LACS ONLY)

Contd.....P/25.

## WITNESSES:

1. Bimal Kumar Bhattacharya  
 75 D Bangor Avenue  
Kol - 700 053

Praveen Tulshan

(PRAVEEN TULSHAN)  
 AS CONSTITUTED ATTORNEY  
 OF KUSUM TULSHAN  
 And JAYSHREE JINDAL

Rajshree Beriwal

(RAJSHREE BERIWAL)

18-10-12

Praveen Tulshan

(PRAVEEN TULSHAN)

2. Chaitali Chatterjee  
 Advocate

Vijay Tulshan

(VIJAY TULSHAN)

18/10/12

Arun Kumar Tulshan

(ARUN TULSHAN)

Vijay Tulshan

(VIJAY TULSHAN)  
 AS CONSTITUTED ATTORNEY  
 OF NIRMALA DEVI  
 MAHESHEKA

Sushila Kanoi

(SUSHILA KANOI)

(SIGNATURE OF THE VENDORS)

18.10.12

DRAFTED BY,

Dulal Chandra Pal

(DULAL CHANDRA PAL)  
 ADVOCATE, HIGH COURT, CALCUTTA  
 8, OLD POST OFFICE STREET (GR. FLOOR)  
 KOLKATA-700001.



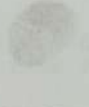
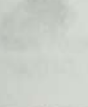
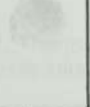






ATURE OF THE  
ESSENTANT/  
UTANT / SELLER /  
YER / CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I. R. ACT 1908

N.B. - LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 Praveen Tushan	L.H.					
	RH.					

ATTESTED:- Praveen Tushan

 Rajshree Beniwal	L.H.					
	RH.					

ATTESTED:- Rajshree Beniwal

 Vyay Tushan	L.H.					
	RH.					

ATTESTED:- Vyay Tushan



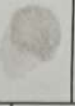
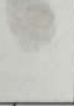







 Arun Kumar Tushan	L.H.					
	RH.					

ATTESTED:-  
Arun Kumar Tushan

SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SELLER /  
BUYER / CAIMENT  
WITH PHOTO

### UNDER RULE 44A OF THE I. R. ACT 1908

N.B. - LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 Sushila Ranoti	L.H.					
	RH.					

ATTESTED :- Sushila Ranoti

 Narendras Kumar Agarwal	L.H.					
	RH.					

ATTESTED :- Narendras Kumar Agarwal

PHOTO	L.H.					
	RH.					

ATTESTED :-

PHOTO	L.H.					
	RH.					

ATTESTED :-