

00148/014

598/14



पश्चिम बंगाल WEST-BENGAL

M 472948

385/13 B
3-5
Addl. Registrar of Assurances
Kolkata
A. 1. 14



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-II, Kolkata

DEED OF INDENTURE

THIS INDENTURE made this 31st day of December, 2013 **BETWEEN**

(1) SMT. PUSHPA RANI ROY alias PUSPHA RANI ROY, Wife of Late Provat Kumar Roy, by occupation Landlady, (PAN# ADEPR1927J),

44/14


32
32

4/1/14

Serial 5611 Date 23/05/13
Name M/s Siddhaarth Land & Building Pvt. Ltd.
Address 7, Canal St. Kol-17.
Rs. 50/-


A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol - 27

- Sankaj Shek
 e-96

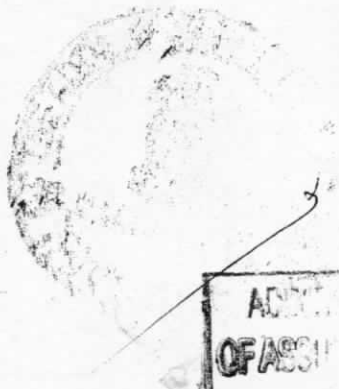
- Sankaj Shek
 e-97

- Pushpa Ranu Roy
 e-98

- Krishna Roy
 e-99

- Chandrima Roy
 e-100

- Suman Chandra Roy
For self and as the
Constituted Attorney of
Nidali Mitya



ADMITTED
OF ASSISTANT
- 4 JAN 2014

Nantu Sry
S/o Late S. Sry
6, Baker's Road
Kol-27
Business



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

Endorsement For Deed Number : I - 00598 of 2014
(Serial No. 00148 of 2014 and Query No. 1902L000038513 of 2013)

On 13/09/2013

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

Execution is admitted on 13/09/2013 by

1. Mr PANKAJ SHAH
DIRECTOR, SIDDHARTH LAND AND BUILDINGS PVT LTD,
, By Profession : Business

Identified By Nantu Das, son of Late S Das, 6, Baker Road, Kol, District:-Kolkata, WEST BENGAL,
India, Pin :-700027, By Caste: Hindu, By Profession: Business.

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 14/11/2013

Inspection by DIG

Post Registration inspection of the deed is done by D.I.G.R. vide memo No 243 Date 14/11/2013 and the market value of this property which is the subject matter of the deed has been assessed at Rs.- 9,59,93,755/-

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 04/01/2014

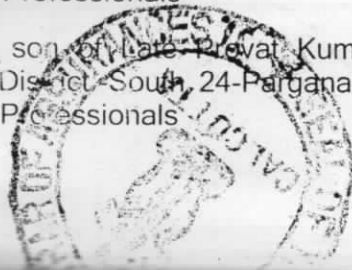
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 15.15 hrs on :04/01/2014, at the Private residence by Pankaj Shah , one of the Claimants.

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

Execution is admitted on 04/01/2014 by

1. Smt Pushpa Rani Roy Alias Smt Puspha Rani Roy, wife of Late Provat Kumar Roy , 3, Justice Chandra Madhab Road, Kol, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020, By Caste Hindu, By Profession : House wife
2. Krishna Roy, daughter of Late Provat Kumar Roy , 3, Justice Chandra Madhab Road, Kol, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020, By Caste Hindu, By Profession : Service
3. Chandrima Roy, daughter of Late Provat Kumar Roy , 3, Justice Chandra Madhab Road, Kol, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020, By Caste Hindu, By Profession : Professionals
4. Biman Chandra Roy, son of Late Provat Kumar Roy , 3, Justice Chandra Madhab Road, Kol, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020, By Caste Hindu, By Profession : Professionals





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

Endorsement For Deed Number : I - 00598 of 2014
(Serial No. 00148 of 2014 and Query No. 1902L000038513 of 2013)

5. Pankaj Shah
Director, M/s. Siddharth Land & Buildings Pvt Ltd, 7, Camac Street, Kol, Thana:-Shakespeare Sarani,
District:-Kolkata, WEST BENGAL, India, Pin :-700017.
, By Profession : Service
Identified By Nantu Das, son of Late S Das, 6, Baker Road, Kol, District:-Kolkata, WEST BENGAL,
India, Pin :-700027, By Caste: Hindu, By Profession: Business.

Executed by Attorney

Execution by

1. Biman Chandra Roy, son of Late Provat Kumar Roy , 3, Justice Chandra Madhab Road, Kol,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020 By Caste
Hindu By Profession: Professionals, as the constituted attorney of Mitali Midya Nee Roy is admitted by
him.
Identified By Nantu Das, son of Late S Das, 6, Baker Road, Kol, District:-Kolkata, WEST BENGAL,
India, Pin :-700027, By Caste: Hindu, By Profession: Business.

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 06/01/2014

Certificate of Market Value(WB PUJI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been
assessed at Rs.-9,57,68,749/-

Certified that the required stamp duty of this document is Rs.- 30 /- and the Stamp duty paid as:
Impressive Rs.- 50/-

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 17/01/2014

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:

Amount By Cash

Rs. 21.00/-, on 17/01/2014

(Under Article : E = 21/- on 17/01/2014



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

(2) **SMT KRISHNA ROY** (In KMC record Sri Krishna Roy) Daughter of Late Provat Kumar Roy, by occupation school teacher, (PAN# ADHPR1079G) , (3) **SMT. CHANDRIMA ROY**, daughter of Late Provat Kumar Roy, by occupation software professional, (PAN# ADGPR4899F) (4) **Smt. Mitali Midya** nee Roy wife of Shri Debabrata Midya daughter of Late Provat Kumar Roy by occupation Landlady (PAN # ADHPR1080P) represented by her Constitued Power of Attorney Sri Biman Chandra Roy AND (5) **Sri BIMAN CHANDRA ROY** , Son of Late Provat Kumar Roy by occupation Medical Practitioner (PAN# ADEPR1928H) all residing at 3 Justice Chandra Madhab Road, P.S. Bhowanipore, Kolkata - 700 020, hereinafter jointly referred to as the "**VENDORS**" (which expression shall mean and include their respective heirs, legal representatives and assigns) of the **ONE PART A N D M/S. SIDDHARTH LAND AND BUILDINGS PVT. LTD.**, (PAN # AADCS5965J) a company registered under the Companies Act, 1956 and represented by one of its Director , Sri Pankaj Shah, having its registered office at 7, Camac Street, P.S. Shakespeare Sarani, Kolkata-700 017, hereinafter referred to as the "**PURCHASER**" (which expression shall mean and include its legal representatives and assigns) of the **OTHER PART**.

W H E R E A S :

1. ALL THAT piece and parcel of land, premises and hereditament being Premises No. 121, Lenin Sarani (formerly Dharmtala Street), P.S. Muchipara, Ward No.50, Kolkata-700 013, measuring 11 Cottahs, 1 Chittak, 30 square feet, little more or less and the two several two storied brick-built building, as more fully described in the Schedule hereto, and (hereinafter referred to as the "said Property") the subject matter of this Indenture.

2. At all material times, since prior to 1870, one Ms. Elizabeth Shillingford was the owner of the said property at 121, Lenin Sarani (formerly Dharmtala Street), P.S. Muchipara, Ward No.50, Kolkata-700 013, and while thus fully seized and possessed thereof, the said Ms. Elizabeth Shillingford by a conveyance dated 23rd May, 1870 sold, conveyed and transferred the said property to one Mr. William Gamisee absolutely and for ever.

3. Subsequently, the said Mr. William Gamisee by an Indenture dated 21st December, 1874, sold, conveyed and transferred the said property at 121,



AC... TO REGISTER
OF Assn. H. BOLLY
- 4 JAN 2014

Lenin Sarani (formerly Dharmtala Street), P.S. Muchipara, Ward No.50, Kolkata-700 013 to one Kristo Mohan Dey absolutely and for ever.

4. The said Kristo Mohan Dey died intestate in 1894 leaving behind him surviving his three sons, namely, (1) Mohini Mohan Dey (2) Hari Mohan Dey and (3) Hiralal Dey, and his wife, Smt. Golok Sundari Dassi, who jointly inherited the said property to the extent then prevailing under the Dayabhaga School of Hindu Law.

5. Mohini Mohan Dey, one of the sons of the said Kristo Mohan Dey died intestate on 3rd March 1899 leaving behind him surviving his wife, Premomoyee Dassi and three sons, namely, (1) Naba Kumar Dey (2) Kushlal Dey and (3) Mrityunjoy Dey to succeed to his undivided share in the said property at premises No. 121, Lenin Sarani (formerly Dharmtala Street), P.S. Muchipara, Ward No.50, Kolkata-700 013 by operation of law.

6. Hari Mohan Dey, another son of the said Kristo Mohan Dey, died intestate at Kolkata leaving behind him surviving two sons, namely, (1) Motilal Dey and (2) Pannalal Dey, by his first wife, (since deceased) and another three sons, namely, (1) Pyarilal Dey (2) Kantilal Dey and (3) Upendralal Dey by his second wife, Anandamoyee Dassi and the said sons of Mohini Mohan Dey along with his second wife, Anandamoyee Dassi jointly succeeded to the undivided right, title and interest of the said Hari Mohan Dey in the said property at premises No. 121, Lenin Sarani (formerly Dharmtala Street), P.S. Muchipara, Ward No.50, Kolkata-700 013 .

7. The said Pyarilal Dey, Kantilal Dey and Upendralal Dey, the three minor sons of Hari Mohan Dey, represented by their next friend and mother, Smt. Anandamoyee Dassi, instituted a suit in the original side of the High Court at Calcutta being Suit No.642 of 1896, inter alia, for enquiry as to the properties left by the said Krishna Mohan Dey (since deceased) and for partition and other reliefs, and in terms of the decree passed in the said Partition Suit, premises at No. 121, Lenin Sarani (formerly Dharmtala Street), P.S. Muchipara, Ward No.50, Kolkata-700 013 was allotted to the said three minor sons who became joint owners of the said entire land and premises being No. 121, Lenin Sarani (formerly Dharmtala Street), P.S. Muchipara, Ward No.50, Kolkata-700 013 Grand mother, Premomoyee Dassi until they attained majority by the year 1918, and ever since they attained majority, the said Naba Kumar Dey ,



APPROVAL REGISTERED
OF ADV. ~~...~~ KOLKATA
- 4 JAN 2014

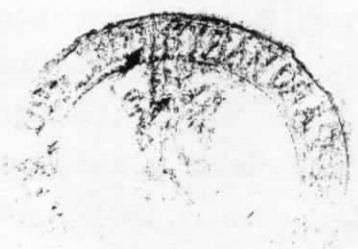
Kushlal Dey and Mrityunjay Dey were in absolute indefeasible and undisputed possession of the said land and premises being No. 121, Lenin Sarani (formerly Dharmtala Street), P.S. Muchipara, Ward No.50, Kolkata-700 013 as owners thereof.

8. While thus fully seized and possessed thereof, the said Naba Kumar Dey, Kushlal Dey and Mrityunjay Dey jointly conveyed the said land and premises at 121, Lenin Sarani (formerly Dharmtala Street), P.S. Muchipara, Ward No.50, Kolkata-700 013 to one Bipin Behari Ghosh, by a Deed of Conveyance dated 4th March, 1936 and the said Premomoyee Dassi joined with them as confirming party for perfecting the title in the said property and the said conveyance was registered with the Registrar of Assurances, Kolkata in Book No.1, Volume-25, Pages 149 to 158, Being No. 154 for the year 1936.

9. The said Bepin Behari Ghosh, since deceased, was a Hindu governed by the Dayabhaga School of Hindu Law died intestate in or about the year 1949 leaving behind him surviving his three sons, namely, (1) Indu Bhusan Ghosh (2) Biraj Mohan Ghosh and (3) Ajit Kumar Ghosh as his legal heirs and successors and upon his death his said three sons succeed and/or inherited to the properties left by him including the land and premises at No. 121, Lenin Sarani (formerly Dharmtala Street), P.S. Muchipara, Ward No.50, Kolkata-700 013 in undivided equal shares.

10. Upon the death of Indu Bhusan Ghosh, (one of the sons of the said Bepin Behari Ghosh), his two daughters, namely, (1) Smt. Chhabi Rani Ghosh and (2) Smt. Padmini Ghosh, and upon the death of the said Biraj Mohan Ghosh (another son of Bepin Behari Ghosh), his two sons, namely, (1) Tapan Kumar Ghosh and (2) Swapan Kumar Ghosh, and one daughter, namely, Sandhya Rani Ghosh (Wife of Amal Kumar Ghosh), and upon the death of Ajit Kumar Ghosh, the other son of Bipin Behari Ghosh, his one son, namely, Sri Sukumar Ghosh and three daughters, namely, (1) Smt. Sova Rani Ghosh (2) Smt. Jhuma Ghosh and (3) Smt. Sipra Ghosh jointly became entitled to inherit the estate of the said Indu Bhusan Ghosh, Biraj Mohan Ghosh and Ajit Kumar Ghosh respectively.

11. While thus fully seized and possessed thereof, the said Biraj Mohan Ghosh (one of the sons of Indu Bhusan Ghosh) prior to his death instituted a suit for partition and administration in the High Court at Kolkata being Suit



~~ADJ. CLERK~~
OF ASSESSOR GENERAL, KENTON
- 4 JAN 2014

No.520 of 1975 against Smt. Sova Rani Ghosh and others being the heirs of the said Indu Bhusan Ghosh and Ajit Kuamr Ghosh .

12. During the pendency of the said partition suit, the said Biraj Mohan Ghosh died intestate leaving behind him surviving his said two sons, namely, (1) Tapan Kumar Ghosh and (2) Swapan Kumar Ghosh, and one daughter, Smt. Sandhya Rani Ghosh, who were substituted in place of Biraj Mohan Ghosh his wife having proceeded and the said suit was ultimately decreed on compromise amongst the three groups of parties and the terms and conditions of the said compromise was filed in court and the same formed part and parcel of the decree passed in the said suit and duly signed by the Hon'ble Justice Dipak Kumar Sen on 17th December, 1980.

13. By virtue of the said compromise decree, premises No. 121, Lenin Sarani (formerly Dharmtala Street), P.S. Muchipara, Ward No.50, Kolkata-700 013 was jointly allotted to the said Smt. Chhabi Rani Ghosh and Smt. Padmini Ghosh the two daughters of Indu Bhusan Dey (deceased) and by virtue thereof, they became seized and possessed of the said entire premises No. 121, Lenin Sarani (formerly Dharmtala Street), P.S. Muchipara, Ward No.50, Kolkata-700 013 and was sufficiently entitled to 16 annas share jointly each having fifty percent undivided share therein in fee simple in possession free from all encumbrances whatsoever.

14. While thus fully seized and possessed thereof, the said Smt. Chhabi Rani Ghosh wife of Sri Moni Mohan Ghosh by an Indenture dated 26th June, 1985 sold, conveyed and transferred her said fifty percent undivided share in the said property at 121, Lenin Sarani (formerly Dharmtala Street), P.S. Muchipara, Ward No.50, Kolkata-700 013 to one Provat Kumar Roy, Son of Late Sitanath Roy, then resident of premises No. 97B, Dharmtala Street, (Presently known as Lenin Sarani), P.S. Muchipara, Ward No.50, Kolkata-700 013, as fully described in the schedule thereto absolutely and for ever. The said indenture was duly registered in the office of the Sub Registrar of Assurances, Kolkata and entered into in Book No.1, Volume-229, Pages 327 to 350, being No.9208 for the year 1985.

15. By another indenture dated 26th June, 1985, the said Smt. Padmini Ghosh, Wife of Sri Krishna Mohan Ghosh and the other daughter of the said Indu Bhusan Ghosh (deceased) sold, transferred and conveyed her fifty percent



ADDITIONAL REGISTRAR
KOLKATA
- 4 JAN 2014

undivided share in the said land and premises No. 121, Dharmtala Street, (Presently known as Lenin Sarani), P.S. Muchipara, Ward No.50, Kolkata-700 013, as fully described in the schedule thereto to one Sri Biman Chandra Roy, Son of Provat Kumar Roy of No. 3, Justice Chandra Madhab Road, P.S. Bhowanipore, Kolkata-700 020 absolutely and for ever and the said indenture was duly registered in the office of the Sub Registrar of Assurances, Kolkata and entered into in Book No.1, Volume-229, Pages 351 to 374, being No.9209 for the year 1985

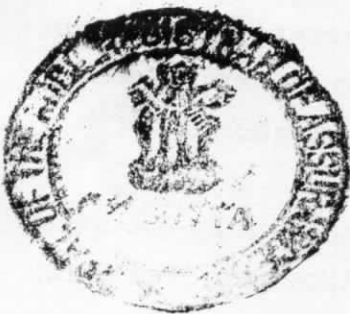
16. After the purchase of the said property, the said Provat Kumar Roy and the said Sri Biman Chandra Roy jointly mutated their names in the records of Kolkata Municipal Corporation as joint owners of the said premises No. 121, Dharmtala Street, (Presently known as Lenin Sarani), P.S. Muchipara, Ward No.50, Kolkata-700 013.

17. While thus fully seized and possessed thereof, the said Provat Kumar Roy, died intestate at Kolkata on 23.01.2009 leaving him surviving his heirs, namely, wife Smt Puspa Rani Roy three daughters namely Smt Krishna Roy , Smt Chandrima Roy and Smt Mitali Roy and one son Sri Biman Chandra Roy, who succeeded and/or inherited the fifty percent share of Provat Kumar Roy in the said property jointly by operation of law and in the context aforesaid they jointly became owners of the said property to the extent of their respective share therein.

18. In the context aforesaid Sri Biman Chandra Roy son of Late Provat Kumar Roy while thus fully seized and possessed of his fifty percent undivided share and succeeded and/or inherited 10% share of Late Provat Kumar Roy in the property at 121, Dharmtala Street (Presently known as Lenin Sarani), P.S. Muchipara, Ward No. 50, Kolkata - 700 013 jointly by operation of law.

19. As at present the said premises no. 121, Lenin Sarani is fully occupied by tenants / occupiers including Bhaskar Steel and Ferro Alloy Ltd., Rita Behl, Arati Mondal, Mundrika Prasad, Smritikana Mondal, Pushpa Rani Jana etc.

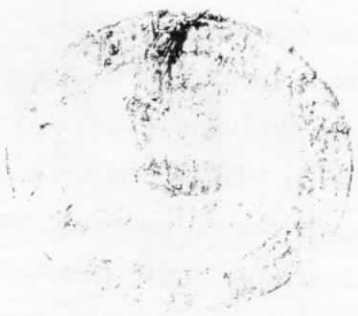
20. The said five present owners, namely, Sri Biman Chandra Roy , Smt. Pushpa Rani Roy, Smt Krishna Roy, Smt. Chandrima Roy and Smt Mitali Roy jointly and severally proposed to dispose of their respective share in the said property at premises No. 121, Lenin Sarani (formerly Dharmtala Street), P.S.



ADDITIONAL RECORDS
OF THE STATE OF TENNESSEE
- JAN 2014

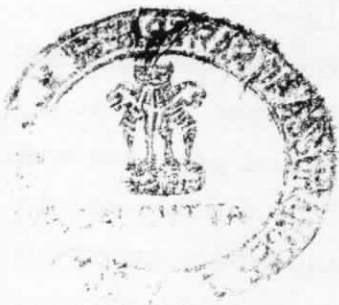
Muchipara, Ward No.50, Kolkata-700 013 in as is where is condition to any prospective purchasers and the purchasers being interested to buy the said property in or as is where is condition offered a lumpsum price of Rs. 5,30,00,000/- (Rupee Five Crore Thirty Lac Only), and the said offer having been considered fair and reasonable, the Vendors agreed to sell, convey and transfer the entire premises No. 121, Lenin Sarani (formerly Dharmtala Street), P.S. Muchipara, Ward No.50, Kolkata-700 013, as fully described in the schedule hereto to the Purchasers. The Purchasers herein has already paid full consideration amount to the Vendors as per Memo of Consideration herein below and accordingly a Registered Sale Agreement / Indenture was executed between the Vendors and the Purchaser on 13/09/13 vide Book No. I, C D Volume No. 48, Page No. 4834 to 4405, Deed No. 12925 for the year 2013 in the office of the A.R.A.-II, Kolkata on due payment of appropriate Stamp Duty and Registration fees as per Market Value and the Vendor has duly taken possession of the said property.

NOW THIS INDENTURE WITNESSETH: that in pursuance of the said agreement and in consideration of the sum of Rs. 5,30,00,000/- (Rupee Five Crore Thirty Lac Only), paid by the Purchasers to the Vendors in the manner mentioned in the Memo of Consideration hereunder (the receipt whereof the Vendors do hereby admit and acknowledge), the Vendors as beneficial owners do hereby grant, transfer, sell, convey, assign and assure unto the Purchaser **ALL THAT** their respective undivided share or interest in premises No. 121, Lenin Sarani (formerly Dharmtala Street), P.S. Muchipara, Ward No.50, Kolkata-700 013, more fully described in the Schedule hereto **TOGETHER WITH** the benefits of the ejectment suits filed and pending against tenants subject to the terms and conditions mentioned herein unto and to the use of the Purchaser absolutely and for ever and the Vendors do hereby covenant with the Purchasers **TOGETHER WITH ALL RIGHTS AND BENEFITS IN OVER AND UNDER THE COMMON** passage and all areas water, water courses, sewers, drains, ditches, rights privileges, easements advantage light liberties and appurtenances whatsoever to the said property hereditaments and premises belongs to or any way appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions and remainder or remainders AND all the estate, right, title, interest, use, trust possession property claim and demand both at law and in equity of the Vendors into and upon the said property hereditaments and premises or any of



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OF ASSURAN
- 4 JAN 2014

every part thereof AND rents, issues and profits thereof AND all deeds, pattahs, muniments, writing and evidences of whatsoever relating to or concerning with the said Schedule property hereditaments and premises which are now or hereafter shall or may be in the custody, possession, power of control of the Vendors or any person or persons from whom they can or may procure the same without any suit or action at law or in equity free from all liens, attachments and encumbrances **TO HAVE AND TO HOLD** the said Schedule property hereditaments and premises hereby granted conveyed assured sold transferred and assigned or expressed or intended so to be and to the use of the Purchaser absolutely and for ever **AND** the Vendors doth hereby for themselves, their heirs, executors, administrators, representatives and covenants with the Purchaser its members, executors, administrators, representatives and assigns that **NOTWITHSTANDING** any act, deed or thing by the Vendors or any of their predecessor or predecessor in title done committed or executed or knowingly sufferer to the contrary they the said Vendors are now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereditaments and premises hereby granted, conveyed and transferred or expressed so to be and every part thereof UNTO and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance without any manner or condition use trust or other things whatsoever to alter defeat encumber or make void the same **AND** that **NOTWITHSTANDING** any act, deed or thing whatsoever and aforesaid the Vendors alongwith themselves now has in good right full power absolute authority and indefeasible estate title to sell, convey or transfer the said Schedule property hereditaments and premises and every part thereof hereby granted, conveyed and transferred or expressed so to be UNTO and to the use of the Purchaser absolutely and forever **AND** that the Vendors have not in any way encumbered the said Schedule property hereditaments and premises hereby granted, conveyed and transferred **AND** the Purchaser shall and may at all times hereafter peaceably and quietly enter upon have hold, possess and enjoy the said Schedule property hereditaments and premises and every part thereof and receive and take all rents, issues and profits thereof and without any lawful eviction, interruption claim and demand whatsoever from or by the Vendors or any person or persons lawfully and equitably claiming from under or in trust for the Vendors or from or under or any of their predecessor or predecessors in title **AND** that free and clear and freely and clearly and absolutely discharge saved kept harmless and indemnified against all estate and encumbrances created by the Vendors or any of their



ADDITIONAL REC. STAMP
FINANCES-II, KOLKATA
- 4 JAN 2014

predecessors in title **AND** further that the Vendors and all and every other persons having or lawfully or equitably claiming any estate or interest in the said Schedule property hereditaments and premises or any part thereof from under or in trust from the Vendors or from or under any of their predecessor or predecessors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser 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 Schedule property hereditaments and premises and every part thereof **UNTO** and to the use of the Purchaser in the manner aforesaid as shall may be reasonably required.

The VENDORS shall also upon every reasonable request and at the costs of the Purchaser produce herein before all or any of the documents of title relating to the property hereby sold and conveyed by the Vendors and which have been retained and furnish such true copies and extracts there from which the Purchaser may from time to time require and shall in the meantime unless prevented by any unavoidable accident keep the said documents safe unaffected uncancelled and unobliterated.

SCHEDULE ABOVE REFERRED TO

ALL THAT the entire property at premises No.121, Lenin Sarani (formerly Dharmtala Street), P.S. Muchipara, Ward No.50, Kolkata-700 013, comprising of ALL THAT two several two storied brick built tenement house and premise together comprising 5000 sq.ft. (more or less) on ground floor and brick structure including Tin Shed 5000 sq.ft. more or less on the first floor (over 140 years old)and in fully dilapidated condition and fully occupied by tenants & occupiers, the land thereto belonging or part whereof the same are erected containing by measurement 11 Cottahs 1 Chittak and 30 square feet being premises No. 121, Lenin Sarani (formerly Dharmtala Street), P.S. Muchipara, Ward No.50, Kolkata-700 013, Assessee No. 110500800628, Kolkata Municipal Corporation Butted and bounded by Red colour.

For Siddharth Land & Buildings (P) Ltd.

Sankarjyoti Shaha

Director

ON THE NORTH	:	18A Creak Row
ON THE SOUTH	:	Lenin Sarani (KMC Road)
ON THE SOUTH ^{EAST}	:	120, Lenin Sarani
ON THE WEST	:	122, Lenin Sarani



ADDITIONAL REGISTRAR
ASSURANCES-II, CALCUTTA
- 4 JAN 2014

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

SIGNED SEALED AND DELIVERED
by the Vendors at Kolkata
in presence of :

Witness:

1. *Bodhi Saha Das*
7. Camrose Street
Azamjige House
4th Floor. K-17

1. *Purnpa Rani Roy*

2. *Krishna Roy*

3. *Chandrima Roy.*

4. *Suman Chandra Roy*
For Self and as the Constituted
Attorney of *Mitali Maitya*,

VENDORS

2. *Nandini Das*
6. Baker Road
Raj Kabi - 27

For Siddharth Land & Buildings (P) Ltd.

Sanku J. Saha
Director

PURCHASER

Drafted by me &
prepared in my office :

Sailen Sen (Adv High Court)
Sailen Sen
Advocate
Reg. NO. 210/1092/12



ADDITIONAL SECRETARY
OF ASSURANCES - BANGALORE
- 4 JAN 2014

MEMO OF CONSIDERATION

DATE	CHQ.No.	BANK	AMOUNT(₹)	FAVOURING
03/09/2013	31768834	Axis Bank	2,88,00,000/-	BIMAN CHANDRA ROY
13/09/2013	551954	HDFC	26,82,000/-	BIMAN CHANDRA ROY
13/09/2013	551987	HDFC	52,47,000/-	PUSHPA RANI ROY
13/09/2013	551988	HDFC	52,47,000/-	KRISHNA ROY
13/09/2013	551989	HDFC	52,47,000/-	CHANDRIMA ROY
13/09/2013	551990	HDFC	52,47,000/-	MITALI ROY
			5,30,000/-	T.D.S. @1%
		TOTAL :-	5,30,00,000/-	

(Rupees Five Crore Thirty Lac Only)

1. *Debi Sankar Das*
F. Campesina
A 20/1/11
41/1/11

2. *Nanta Das*
G. Baker Road
Kal Rata - 7527

1. *Pushpa Rani Roy*

2. *Krishna Roy*

3. *Chandrima Roy*

4. *Sinimou Das Roy*
 For self and as the
 Constituted Attorney of
 Mitali Midya.

VENDORS

MEMO OF CORRESPONDENCE

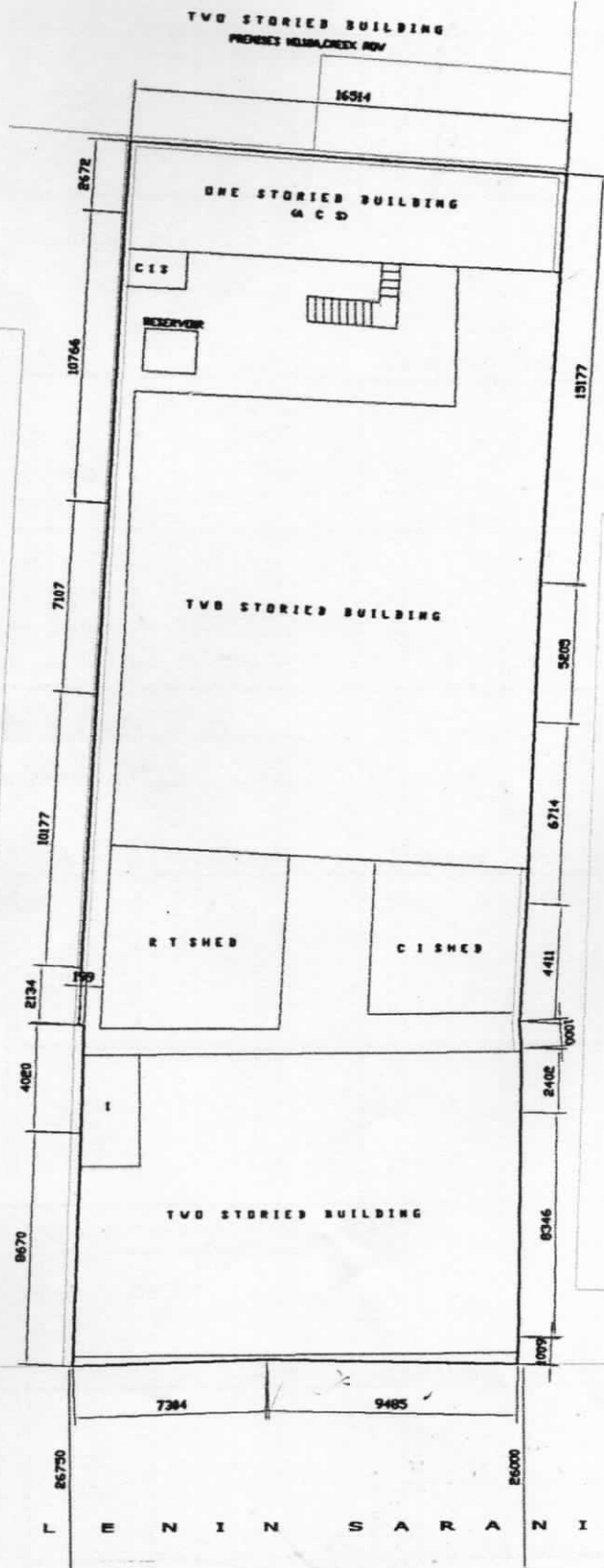
TO THE MEMBER IN CHARGE
OF THE BOARD OF DIRECTORS
OF THE ASSURANCE COMPANY LIMITED
CALCUTTA



ADDITIONAL MEMBER
OF ASSURANCE COMPANY LIMITED
- 4 JAN 2014



BUILDING UNDER CONSTRUCTION
PREMISES HELLENLENIN SARANI



THREE STORED BUILDING

SIX STORED BUILDING
PREMISES HELLENLENIN SARANI

1. Puokpa Rani Roy
2. Krishna Roy
3. Chardirina Roy

A. Simanta Chakraborty
For self and as the combined
Attorney of Mitali Nidya & Co.

SURVEY JUNCTION
S/18, PARBATI CHAKRABORTY
LANE, KOLKATA - 700036.

SURVEY PLAN OF PREMISES
NO. 121, LENIN SARANI,
KOLKATA - 700013.

DRAWN BY CHEO	D.B. HEMANTA	DRAWING NO. S/J-921-13.
SCALE 1:100.	DATE 24.05.2013.	TITLE SURVEY PLAN
DATE OF SURVEY 18.05.2013.		

LAND AREA.
742.268 SQ. METRE.
11K 01Ch 30SFT.
(MORE OR LESS)
(11K 01Ch 30Sft)

- NOTE:-
- (1) ALL DIMENSIONS ARE IN MM.
 - (2) PROPERTY LINE AS SHOWN BY THE PARTY SHOWN THUS.
 - (3) A.C.S INDICATE ASBESTOS SHED.
 - (4) 'T' INDICATE ONE STORED BUILDING.
 - (5) IT IS ADVICE TO THE PARTY TO REMEASURE THE PREMISES AFTER DEMOLITION OF ALL EX-BUILDINGS

For Sidharth Land & Buildings (P) Ltd.

Sanku Shoh

Director




ADDITIONAL TO THE
OF ASSURANCE IN KATA
- 4 JAN 2014

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name


Signature

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Puspaha Rani Roy

Name SMT PUSPHA RANI ROY


Signature *Puspaha Rani Roy*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Krishna Roy

Name SMT KRISHNA ROY

Signature *Krishna Roy*

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	left hand					
	right hand					










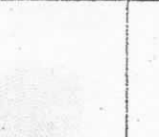

Ch

Name SMT CHANDRIMA ROY

Signature *Chandrima Roy*














ADDITIONAL REGISTRAR
OF ASSURANCE KOLKATA
- 4 JAN 2014

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name DR BIMANCHANDRA Roy

Signature Bimanchandra Roy

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					


Name PANKAJ SHAH

Signature Pankaj Shah

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature



ADDITIONAL REGISTRAR
OF ADVERTISEMENTS, BANGALORE
- 4 JAN 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 3121 to 3138
being No 00598 for the year 2014.



(Dutta)
(Dutta chandra Saha) 20-January-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

