

P. B. Bhowmik

ADSR I - 24 - 2467 - 2485 - 05657/2011
Alipore



1605003871/18
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

27-09-18
06AB 123106

9(a) - 142.00

FEES PAID

Copy No. _____
 Date _____
 F(i)..... 2.00
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 G(E)..... 142.00
 G(S)..... _____
 Plan..... _____
 Xerox..... _____
 Stamp..... 10.00
 Court Fee..... 10.00
 Total..... 166.00 P



M. G.
South 24 Parganas
27-9-18

09 AUG 2016

No. 3904 Dt. 1/11 Alipore
 Name Sri Smt. C. K. Deora A/W
 Address 10, old Post Office str
 P. S.
 Vendor Singh NMI

Sentosh Kr. Dey
 ALIPUR POLICE COURT
 Kolkata - 72



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 24
Page from 2467 to 2485
being No 05657 for the year 2011.



UK Basu

(Utpal Kumar Basu) 02-August-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. ALIPORE
West Bengal

Checked by

27-9-18

Certified to be a True Copy

ADSR Alipore
South 24 Parganas

27-9-18



7389/11

I - 05657/11

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

50AA 570414

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

Addl. Dist. Sub-Registrar
Alipora, South 24 Parganas

2 AUG 2011

THIS DEED OF CONVEYANCE made on this 1st day of August Two Thousand and Eleven (2011) BETWEEN M/S. CELICA DEVELOPERS PRIVATE LIMITED (Income Tax PAN no:..AABCC3820C...), a Company incorporated under the provisions of Companies Act, 1956, having it's registered Office at 24, Park Street, Kolkata - 700 016 (Represented by one of its Directors Sri Kalpan Kumar Bose, son of Late Kanai Lal Bose, duly authorised and empowered by the Board of Directors of the Company vide meeting of the Board of Directors held on 23rd of March, 2011), hereinafter referred to as the "VENDOR" (which term or expression shall unless otherwise excluded by or repugnant to the subject or

ucl
1.8.11
4.45 pm
Q-14262/11

V.C
2364



51905

— Kusum Kochar



V.C.T.1
5795

SANJAY KUMAR DAGA
(Advocate)
2, Garstin Place,
1st Floor,
Kolkata - 700 001

15 JUL 2011

SURANJAN MUKHERJEE
LICENCED & REGISTERED
223 X 5

— Kusum Kochar



V.C.T.1
5796

Kanghul



V.C.T.1
5797

Vandana Kochar



V.C.T.1
5798

For CELIGA DEVELOPERS PVT. LTD.

Director

(KALYAN KUMAR ROSE)



Jeetendra Singh
S/o Lt mundrika Singh
2 Garstin Place
Kolkata - 700 001
Service.

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.
- 1 AUG 2011



context, be deemed to mean and include it's legal representatives, executors, administrators, successors-in-office, successors-in-interest, nominees and permitted assigns) of the **FIRST PART AND (1) MR. MANOJ KOCHAR (Income Tax PAN no:AFWPK4399D.)** , son of Dr. B. K. Kochar, by religion Jainism, by occupation Business residing at 2B, Pretoria Street, 2nd Floor, P. S. Shakespeare Sarani Kolkata 700 071 AND **(2) MRS. VANDANA KOCHAR (Earlier Vandana Jain) (Income Tax PAN no:...AAHPJ3684N..)** wife of Mr. Manoj Kochar, by religion Jainism, by occupation Housewife, and residing at 2B, Pretoria Street, 2nd Floor, P. S. Shakespeare Sarani Kolkata 700 071, **(3) MRS. KUSUM KOCHAR, (Income Tax PAN no:...AEUPK7188R.)** wife of Dr. Bhupendra Kumar Kochar by religion Jainism, by occupation Housewife and residing at 2B, Pretoria Street, 2nd Floor, P. S. Shakespeare Sarani Kolkata 700 071, hereinafter collectively referred to and called the "**PURCHASERS**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context, be deemed to mean and include his/her/their respective legal heirs, executors, administrators, successors, Legal Representatives and assigns) of the **OTHER PART;**

WHEREAS by virtue of an Indenture dated 19th day of February, 1938, registered at the office of the District Registrar, Alipore, District 24 Parganas, entered into and executed by and between Surendra Nath Tagore, son of Satyendra Nath Tagore, referred to as the Vendor therein, and Sreemathy Sanya Tagore, referred to as the Tenant and Calcutta Credit Corporation Limited, referred to as the purchaser therein, the Vendor therein sold, transferred, conveyed, granted, assigned and assured unto and in favour of the Purchaser ; Calcutta Credit Corporation diverse and vast stretches of immoveable properties aggregating to considerable areas of lands comprised of and contained in different Mouzas and Dag Nos. including the property which is being presently sought to be transferred to the present intending Purchasers the description of which is more fully and particularly given in the Schedule thereunder written. The aforesaid Indenture dated 19/02/1938 registered at the office of the District Registrar, Alipore has been entered in Book No. 1, Volume No.23, Pages 120 to 126 , Being No. 687 for the year 1938;

AND WHEREAS by virtue of a Merger Order dated 13. 11. 1987, effective from 1. 1. 1987, passed by the Hon'ble High Court at Calcutta properties belonging to and owned by Calcutta Credit Corporation Ltd. were transferred to **ARM** Group Enterprises Limited, amongst others, being **ALL THAT** piece and parcel of land having an area of 0472 sq. mtr. Comprised of, contained in, lying situate at and being known and numbered as Municipal Premises No. 414, Prince Anwar Shah

Road, P. S. Jadavpur, presently P. S. Lake, Kolkata 700 045 under KMC Ward No. 93, Borough No. X, hereafter called the "Said Premises".

AND WHEREAS by virtue of an Order dated 24. 8. 1993 under the signature of the Assistant Registrar of Companies, West Bengal and upon an application made on behalf of **ARM** Group Enterprises Limited, the name of **ARM** Group Enterprises Limited was changed to Magma Leasing Ltd. who thereupon became the Owners of the properties belonging to the **ARM** Group Enterprises Limited;

AND WHEREAS by virtue of a Demerger Order dated 26. 8. 1998, effective from 1. 4. 1998, passed by the Hon'ble High Court at Calcutta inter alia the Said Premises as owned by Magma Leasing Ltd. were transferred to Magma Indfin Limited;

AND WHEREAS by virtue of an Order dated 28. 12. 1998 under the signature of the Assistant Registrar of Companies, West Bengal the name of Magma Indfin Limited was changed to Viper Estates & Investments Ltd.;

AND WHEREAS Viper Estates and Investments Limited duly applied for and obtained mutation of the Said Premises in its name in the records of the Kolkata Municipal Corporation and accorded Assessee No.21-093-09-0603-7, and have been paying all municipal taxes and/or other levies and/or impositions as of date pertaining to the said premises;

AND WHEREAS upon obtaining mutation of its name as Owner in the records of the Kolkata Municipal Corporation and upon physical measurement of the land as comprised on the Said Premises found to be 6 Cottahs and 5 Chittacks more or less equivalent to 422.241 sq. mtr. More or less (in place of 472 sq. mt. with the intention of commercial utilization of the aforesaid property by construction of a multi storied building comprising and/or consisting of several self contained units/flats and car parking spaces thereat has applied for sanction of a Building Plan from the concerned Kolkata Municipal Corporation authorities, which sanction is still awaited;

AND WHEREAS by virtue of a Demerger Order dated 13. 11. 2000, effective from 1. 10. 1999, passed by the Hon'ble High Court at Calcutta the properties belonging to and owned by Viper Estates & Investments Limited were transferred to Celica Developers Private Limited, the Vendor herein, amongst others being **ALL THAT** piece and parcel of land having an area of 6 Cottahs and 5 Chittacks, more or less equivalent to 422.241 sq. mtr. More or less (in place of 472 sq. ft. more or less) lying



situate at and being known and numbered as Municipal Premises No. 414, Prince Anwar Shah Road, P. S. Jadavpur, presently P. S. Lake, Kolkata 700 045 under KMC Ward No.93, Borough No. , as more fully and particularly mentioned and described in the **Schedule** hereunder written and as delineated and demarcated in the sketch site map or plan annexed hereto and bordered with the colour **RED** hereafter called the "**Said Property**" ;

AND WHEREAS by virtue of an Order dated 22nd May, 2009, passed in an Application under Section 391(2) and 394 of the Companies Act, 1956 filed by Lancer Marketing Pvt. Ltd; Gananayak Marketing Pvt. Ltd; Well Wishers Electronics Pvt. Ltd; Viper Estates & Investments Pvt. Ltd; Rishab Plazamakers Pvt. Ltd; Glacier Farms Pvt. Ltd., Celica Developers Pvt. Ltd; and Lancer Marketing Pvt. Ltd, Gananayak Pvt. Ltd; Well Wishers Electronics Pvt. Ltd., Viper Estates & Investments Pvt. Ltd., Rishab Plaza Maker's Pvt. Ltd., Glacier Farms Pvt. Ltd and Celica Developers Pvt. Ltd., the Hon'ble Mr. Justice Maharaj Sinha of the Hon'ble High Court at Calcutta, had been pleased to allow the Scheme of Arrangement of Lancer Marketing Pvt. Ltd; Gananayak Marketing Pvt. Ltd; Well Wishers Electronics Pvt. Ltd., Viper Estate & Investments Pvt. Ltd., Rishab Plaza Maker's Pvt. Ltd., Glacier Farms Private Limited, Celica Developers Pvt. Ltd, as a result of which the assets and liabilities of the Transferor Companies, Lancer Marketing Pvt. Ltd, Gananayak Marketing Pvt. Ltd, Well Wishers Electronics Pvt. Ltd, Viper Estate & Investments Pvt. Ltd, Rishab Plaza Maker's Pvt. Ltd. and Glacier Farms Pvt. Ltd. stood vested and transferred to the Transferee Company; Calica Developers Pvt. Ltd., including, amongst others, being ALL THAT the piece and parcel of land having an area of 472 sq. metres, more or less, comprised of, contained in, lying situate at and being known and numbered as Municipal Premises No. 414, Prince Anwar Shah Road, P.S. Lake, (previously Jadavpore), Kolkata 700 045, under KMC Ward No. 93, Borough X. The above Order passed by the Hon'ble High Court at Calcutta was made effective with effect from 1st April, 2008. Reference Company Petition No. 156 of 2009, connected with Company Application No. 202 of 2009 ;

AND WHEREAS by virtue of an application filed by Lancer Marketing Pvt. Ltd, Gananayak Marketing Pvt. Ltd., Well Wishers Electronics Pvt. Ltd, Viper Estate Pvt. Ltd; Rishab Plaza Maker's Pvt. Ltd, Glacier Farms Pvt. Ltd and Celica Developers Pvt. Ltd. under Section 391(2) and 394 of the Companies Act, 1956, being numbered as Company Application No. 559 of 2009, connected with Company Petition No. 156 of 2009, connected with Company Application No. 202 of 2009, the abovenamed Applicants Companies sought to amend the Schedule of Assets, whereupon on hearing the same, the Hon'ble Mr. Justice Aniruddha Bose of the Hon'ble High Court



at Calcutta had been pleased to allow such amendment in the assets of the Scheme of Arrangement by Order dated 24-8-2009 ;

AND WHEREAS by virtue of the events recited hereinbefore, the Vendor herein thus became absolutely, indefeasibly seized and possessed of and/or otherwise well and sufficiently entitled to as absolute and exclusive owner of the Said Property;

AND WHEREAS under an Agreement for sale dated **28th April, 2011** the Vendor herein agreed to sell, transfer, convey, assign and assure, unconditionally and exclusively unto and in favour of the Purchasers and the Purchasers have agreed to purchase **ALL THAT** piece and parcel of land having an area of 6 Cottahs 5 Chittacks more or less comprised of, contained in, lying situate at and being known and numbered as Municipal Premises No. 414, Prince Anwar Shah Road, P. S. Lake, (previously P. S. Jadavpur), Kolkata 700 045 together with all benefits, lights, rights, liberties, privileges appurtenances, easements and attachments attached thereto or appurtenant therewith, as more fully and particularly mentioned and described in the Schedule hereunder written and as delineated and demarcated in the sketch site Map or Plan annexed hereto and bordered with the colour "**RED**" butted and bounded in the manner as appearing therein at or for an agreed total consideration of **Rs. 1,87,00,000/- (Rupees One Crore Eighty Seven Lakhs)** only free from all or sort of encumbrances, mortgages, charges, liens, lispendens, attachments, acquisition, without any defect in title of the Vendor etc. **with right to collect Rents etc.** and together with the benefit of the sanctioned plan (To be received) subject to the terms and conditions as mentioned therein;

AND WHEREAS the Purchaser herein has already paid the entire agreed amount of consideration of **Rs. 1,87,00,000/- (Rupees One Crore Eighty Seven Lakhs only)** to the Vendors herein on or before the execution of these presents and the Vendors herein have already handed over peaceful, vacant and khas possession of **ALL THAT** piece and parcel of land having an area of 6 Cottahs 5 Chittacks more or less comprised of, contained in, lying situate at and being known and numbered as Municipal Premises No. 414, Prince Anwar Shah Road, P. S. Lake, (previously P. S. Jadavpur), Kolkata 700 045 together with all benefits, lights, rights, liberties, privileges appurtenances, easements and attachments attached thereto or appurtenant therewith, as more fully and particularly mentioned and described in the Schedule hereunder written and free from all or sort of encumbrances, mortgages, charges, liens, lispendens, attachments, acquisition, without any defect in title of the Vendor etc. with right to collect Rents etc. and together with the benefit of the sanctioned plan (To be received) and has also handed over the Xerox



copy of orders passed by the various courts from time to time and also the certificates issued thereunder ;

NOW THIS INDENTURE WITNESSETH THAT in consideration of the **said Agreement for sale** and in consideration of **Rs.1,87,00,000/- (Rupees One Crore Eighty Seven Lakhs only)** paid by the Purchasers to the Vendor /s at or before the execution of these presents (the receipt whereof the Vendor/s doth hereby, as well as by the receipt and memo hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof, forever acquit release and discharge the Purchasers and the property hereby conveyed transferred and intended to be) the Vendor/s do hereby grant, sell transfer, convey, assign and assure unto the Purchasers **ALL THAT** piece and parcel of land having an area of 6 Cottahs 5 Chittacks more or less comprised of, contained in, lying situate at and being known and numbered as Municipal Premises No. 414, Prince Anwar Shah Road, P. S. Lake, (previously P. S. Jadavpur), Kolkata 700 045 together with all benefits, lights, rights, liberties, privileges appurtenances, easements and attachments attached thereto or appurtenant therewith, as more fully and particularly mentioned and described in the Schedule hereunder written and free from all or sort of encumbrances, mortgages, charges, liens, lispendens, attachments, acquisition, without any defect in title of the Vendor etc. with right to collect Rents etc. and together with the benefit of the sanctioned plan (To be received) **OR HOWSOEVER OTHERWISE** the premises now are or is or at any time heretobefore were or was situate, butted, bounded, called, know, numbered, described and/or distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, crops benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages, appurtenances benefits and advantages whatsoever belonging to the premises or in anywise appertaining thereto or any part thereof usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel of number thereof or appurtenant thereto **AND** the reversion or reversions remainder or remainders and all rents, issues and profits thereof and all and every part thereof hereby granted, sold conveyed, transferred, assigned and assured or expressed or intended so to be and all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor/s into upon or in respect of the premises or any part thereof **AND** all deeds, pattas, muniments, writings and evidences of title relating to the premises or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor/s can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the



premises and all lands, hereditaments, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchasers, absolutely and forever, free from all encumbrances, trusts, liens, lispendens, charges, attachments, claimant, requisition, acquisition and alignment whatsoever.

1. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

- (a) Notwithstanding any act, deed matter or thing whatsoever by the Vendor or any of his predecessors in the title done committed executed or knowingly suffered to the contrary, the Vendor is now lawfully and right fully seized and possessed of and/or otherwise entitled to transfer, assign and assure the **said premises** and all other properties, rights and benefits hereby granted, sold conveyed, transferred, assigned and assured unto and to the Purchasers, in the manner aforesaid.

- (b) **AND THAT** notwithstanding the Vendor has not at any time executed or knowingly suffered or been party or parties to any deed matter or thing whereby the **said premises** can or may be impeached encumbered or affected adverse in title.

- (c) **AND THAT** notwithstanding any act, deed or thing whatsoever done the Vendor has in himself /itself good right, full power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the property and all properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to true intent and meaning of these presents.

- (d) **AND THAT** the **said premises** and all other properties rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each of them are now free from all encumbrances, demands, claims, liens, attachments, leases, restrictive, covenants, lispendens, uses, debutters or trusts made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein from, under or in trust for the Vendor.

- (e) **AND THAT** the Vendor hereby deliver the peaceful Khas and vacant possession of the **said premises** to the Purchasers.



- (f) **AND THAT** the Purchasers shall or may from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the property and every part thereof and receive the rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- (g) **AND THAT** free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharge from and by the Vendor and well and sufficiently saved, defended, kept harmless and indemnified of and from or against all manner or former or other right, title, interest, lien, charge and encumbrance whatsoever made, done occasioned and or suffered by the Vendor or any person or persons rightfully claiming through or under or in trust of the Vendor.
- (h) **AND THAT** the Vendor shall indemnify and keep the Purchasers absolutely, discharge, saved, harmless and kept indemnified against all encumbrances, liens, attachments, lispendens, uses, debutters, trusts, claims and demands of any and every nature whatsoever by or against the Vendor or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the premises or any part thereof.
- (i) **AND THAT** the Vendor shall unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers produce or cause to be produced to the Purchasers and/or their attorney or attorneys agent or agents or at any suit, hearing, trial, commission, examination or otherwise as the occasion may required all or any of the deeds and writings /Orders/certificates and shall also as like requests and costs, deliver or cause to be delivered such attested or other copies thereof or extracts there from as shall or may be required by the Purchasers from time to time AND shall and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe whole un-obliterated and un-cancelled.
- (j) **AND ALSO THAT** the Vendor and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the **said premises** or any part



thereof from under or in trust of the Vendor's predecessors in title shall and will 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 and executed all such acts deeds and things for further better or more perfectly assuring the **said premises** unto the Purchasers and every part thereof and other benefits and rights, hereby granted, sold conveyed, transferred, assigned and assured unto and to the Purchasers in the manner aforesaid, as shall or may be reasonably required.

- (k) **AND ALSO THAT** the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the premises and the other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land having an area of 6 Cottahs 5 Chittacks more or less comprised of, contained in, lying situate at and being known and numbered as Municipal Premises No. 414, Prince Anwar Shah Road, P. S. Lake, (previously P. S. Jadavpur), Kolkata 700 045 under KMC Ward No. 93, Borough No: X, and as delineated and demarcated in the Map or Plan annexed hereto and bordered with the colour "**RED**" butted and bounded in the manner as appearing hereunder, as follows:-

- ON THE NORTH** : By KMC Road.
- ON THE WEST** : By Premises No. 414/7, P. A. Shah Road.
- ON THE SOUTH** : By Premises No. 414/8, P. a. Shah Road & 416/6, P. A. Shah Road.
- ON THE EAST** : By other land.



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

SIGNED SEALED AND DELIVERED

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

1. Nandanaditya Bhandari
SB, WOODBURN PARK
FLAT-6F
KOL-20

2. Jeetendra Singh
2 Garstin Place
KOL-700 001

for **CEMCA DEVELOPERS PVT. LTD.**



Director

(KALYAN KUMAR BOSE)

SIGNED SEALED AND DELIVERED

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

1. Nandanaditya Bhandari

2. Jeetendra Singh



Vandana Kochar

Kusum Kochar

Draft W/Key no
K.C. Kamraker
Advocate
High Court, Calcutta



RECEIVED from the withinnamed Purchaser the withinmentioned sum of Rs.1,87,00,000/- (Rupees One Crore Eighty Seven Lakhs only) being the full and final payment of consideration money as per the memo of consideration stated hereunder :

<u>Memo Of Consideration</u>			
DATE	Chq/P.O	NAME OF THE BANK	AMOUNT
28/4/11	226331	Indian Bank	5,00,000 f
05/5/11	220639	— do —	5,00,000 f
11/5/11	240801	— do —	5,00,000 f
01/6/11	240802	— do —	3,00,000 f
21/6/11	226335	— do —	8,00,000 f
22/6/11	240804	— do —	8,00,000 f
25/7/11	226336	— do —	14,00,000 f
25/7/11	226337	— do —	2,00,000 f
25/7/11	240809	— do —	2,00,000 f
25/7/11	240808	— do —	6,00,000 f
25/7/11	240719	— do —	27,00,000 f
25/7/11	240720	— do —	2,00,000 f
31/7/11	258104	ICICI Bank.	1,00,00,000 f

Rs.1,87,00,000/-

Witness:

1. Nandanaditya Bhandari

2. Jectendra Singh

For CENGA DEVELOPERS PVT. LTD.

Director



NAME KALYAN KUMAR BOSE.

SIGNATURE [Signature]



LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

NAME MANOJ KOCHAR

SIGNATURE [Signature]



LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE



NAME VANDANA KOCHAR

SIGNATURE Vandana Kochar

Vandana Kochar



LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

NAME K.V. SUM KOCHAR

SIGNATURE Kusum Kochar

Kusum Kochar

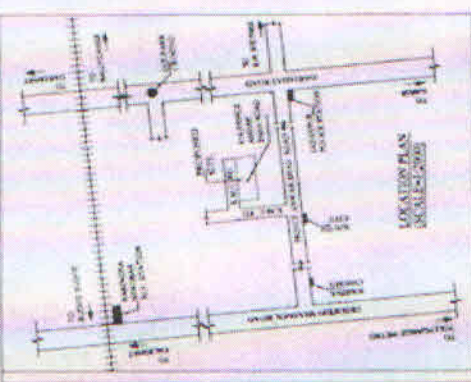


LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE







PLAN SHOWING THE PORTION OF THE LAND UNDER, 414, PRINCE ANWAR SHAH ROAD, P.O. LAKE GARDEN, P.S. LAKE THANA, UNDER KOLKATA MUNICIPALITY, KOLKATA-700045.

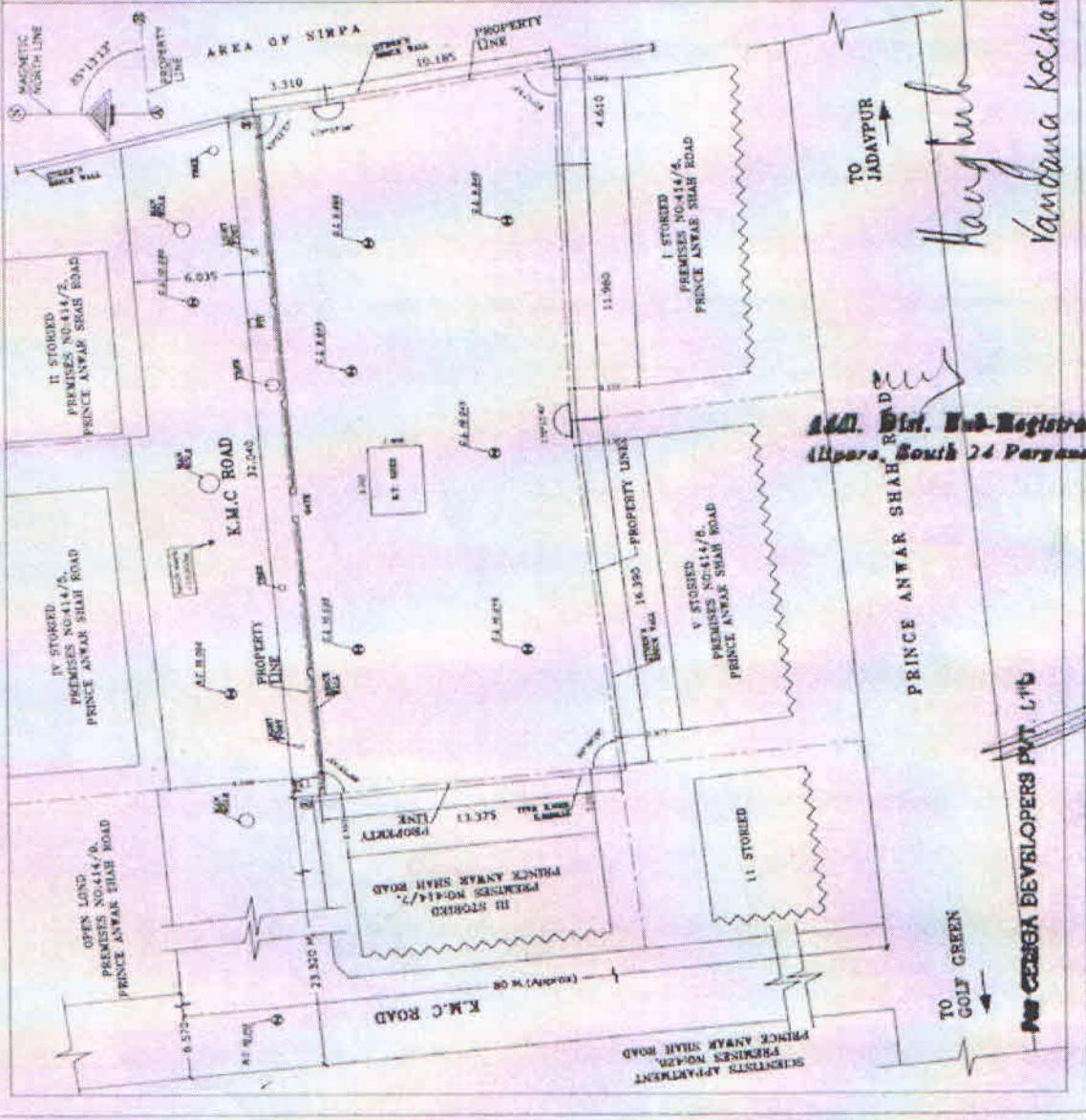
TOTAL AREA OF THE LAND (AS PER SURVEY):
 6 KOTTAH 5 CHATTAK 4 SET (MORE OR LESS)
 422.695 SQ.M/0.1045 ACRE. (MORE OR LESS)
 BORDERED BY [] COLOUR.

MAP-
 1. PROPERTY, 2ND & 3RD EDITIONS (BY SURVEY)
 2. A.C. MAPS (PREPARED BY A.C. SURVEY OFFICE)
 3. READING MAPS AND P.L. MAPS (PREPARED BY A.C. SURVEY OFFICE)
 4. A.C. MAPS (PREPARED BY A.C. SURVEY OFFICE)

414
 114 PRINCE ANWAR SHAH ROAD, KOLKATA-700045

1114 LAYOUT PLAN OF THE LAND

APPROVED BY	DATE	NO.
Checked by	25/11/2011	1114
Approved by	05/10/2011	1114



ADD. Dist. Sub-Registrar
 Alipora, South 24 Parganas

TO JADAVPUR
 Haug hub
 Vandana Kocher
 Kusin Kocher

TO GOLF GREEN
 For CDEGA DEVELOPERS PART 1/1b
 Director





Government Of West Bengal
Office Of the A. D. S. R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 05657 of 2011
(Serial No. 07389 of 2011)

On

Payment of Fees:

On 01/08/2011

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

Presented for registration at 16.45 hrs on :01/08/2011, at the Private residence by Kusum Kochar ,
one of the Claimants.

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

Execution is admitted on 01/08/2011 by

1. Kalyan Kumar Bose
Director, M/ S Celica Developers Pvt. Ltd., Pan No. Aabcc3820c, 24, Park Street, Kolkata, Thana:-Park
Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .
By Profession : ---
2. Kusum Kochar, wife of Bhupendra Kumar Kochar , 2nd Floor,, 2 B, Pritoria St, Kolkata,
Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 , By Caste
Jain, By Profession : House wife
3. Vandana Kochar, wife of Manoj Kochar , 2nd Floor,, 2 B, Pritoria St, Kolkata, Thana:-Shakespeare
Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 , By Caste Jain, By Profession :
House wife
4. Manoj Kochar, son of Dr. B. K. Kochar , 2nd Floor,, 2 B, Pritoria St, Kolkata, Thana:-Shakespeare
Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 , By Caste Jain, By Profession :
Business
Identified By J. Singh, son of Lt Mundrika Singh, 2, Garstin Place, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession:
Service.

(Utpal Kumar Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 02/08/2011

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. 0/-, on 02/08/2011

Amount by Draft


(Utpal Kumar Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 1 of 2

02/08/2011 01:12:00 P





Government Of West Bengal
Office Of the A. D. S. R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 05657 of 2011
(Serial No. 07389 of 2011)

Rs. 228110/- is paid , by the Bankers cheque number 010712, Bankers Cheque Date 01/08/2011, Bank Name State Bank of India, COMMERCIAL BRANCH KOLKATA, received on 02/08/2011

(Under Article : A(1) = 228096/- ,E = 14/- on 02/08/2011)

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.-20736286/-

Certified that the required stamp duty of this document is Rs.- 1451560 /- and the Stamp duty paid as: Impresive Rs.- 10/-

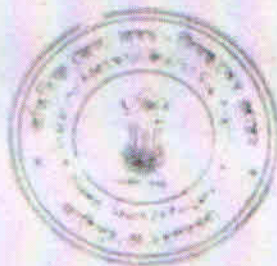
Deficit stamp duty

Deficit stamp duty Rs. 1451560/- is paid, by the Bankers cheque number 010711, Bankers Cheque Date 01/08/2011, Bank Name State Bank of India, COMMERCIAL BRANCH KOLKATA, received on 02/08/2011

(Utpal Kumar Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Utpal Kumar Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 2 of 2





ADICE DIST SUB REGISTRAR
ALIPORE SOUTH M PGG
8 AUG 2011

