

14231/013

14708/13



11

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

P 495595

M.V. 314900w

3-10
 32347
 13-10
 Addl. Registrar of Assurances II
 Kolkata
 A. 11.7



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
 A. 11.9

4411/13

M. S.S.
 S.S.
 S.S.
 S.S.

THIS DEED OF CONVEYANCE made this 1st day of ~~October~~ ^{November}, Two Thousand Thirteen BETWEEN (1) SMT. MONIDIPA MITRA, wife of Late Shibaji Mitra, residing at No.820, Block-P, New Alipore, Kolkata-700053 (2) SMT. SRIMOYEE MITRA, daughter of Late Shibaji Mitra residing at No. 820, Block-P, New Alipore, Kolkata-700053, (3) SRI SAPTARSHI MITRA, son of Late Sachindra Nath

200
 100
 300

1/4

38292

SUKANT DUITA

A Advocate

7C, Kiran Shankar Roy Road,

Ground Floor,

Kolkata-700 001

NAME.....
 ADD.....
 Rs.....
 24 MAY 2013
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 28-31, K.S. Roy Road, Kolkata

Jantosh Kumar Singh
 c- 8291

24 MAY 2013

24 MAY 2013

Jantosh Kumar Singh
 c- 8292

Shriyee Mitra
 c- 8293

Manidipa Mitra
 c- 8294

Saroj Singhania.



Sukumar Ghali
 S/o Late Shirendra
 Nath Ghali
 7C, K.S. Roy Road
 Kol Katra /
 Service

1 NOV 2013



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

Endorsement For Deed Number : I - 14708 of 2013
(Serial No. 14231 of 2013 and Query No. 1902L000032347 of 2013)

On 01/11/2013

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

Presented for registration at 15.10 hrs on :01/11/2013, at the Private residence by Santosh Kumar Singhania ,Claimant.

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

Execution is admitted on 01/11/2013 by

1. Monidipa Mitra, wife of Late Shibaji Mitra , 820, Block- P, New Alipore, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Others
2. Srimoyee Mitra, daughter of Late Shibaji Mitra , 820, Block- P, New Alipore, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Others
3. Saptarshi Mitra, son of Late Sachindra Nath Mitra , 1 A, Mitra Lane, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste Hindu, By Profession : Others
4. Debarshi Mitra, son of Late Sachindra Nath Mitra , 1 A, Mitra Lane, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste Hindu, By Profession : Others
5. Santosh Kumar Singhania, son of Late Manna Lal Singhania , 18 B, Ram Mohan Dutta Road, Kol, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020, By Caste Hindu, By Profession : Others
6. Saroj Singhania, wife of Santosh Kumar Singhania , 18 B, Ram Mohan Dutta Road, Kol, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020, By Caste Hindu, By Profession : Others
7. Santosh Kumar Singhania
Director, Manprakash Projects Pvt Ltd, 18 B, Ram Mohan Dutta Road, Kol, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020,
, By Profession : Business
Identified By Sukumar Dhali, son of Late Dharendra Nath Dhali, 7 C, Kiron Sankar Roy Road(Hastings Street), Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

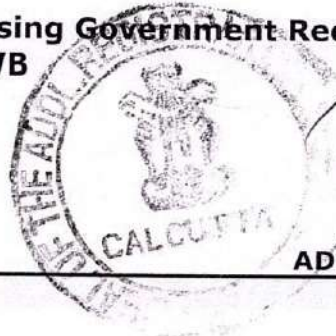
(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 04/11/2013

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.

**Registration Fees paid Online using Government Receipt Portal System (GRIPS),
Finance Department, Govt. of WB**



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

04/11/2013 15:45:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 14708 of 2013
(Serial No. 14231 of 2013 and Query No. 1902L000032347 of 2013)

Registration Fees Rs. 3,45,403/- paid online on 23/10/2013 6:49AM with Govt. Ref. No. 192013140004269292 on 21/10/2013 2:38AM, Bank: ICICI Bank, Bank Ref. No. ICIC23101300002 on 23/10/2013 6:49AM, Head of Account: 0030-03-104-001-16, Query No:1902L000032347/2013

Certificate of Market Value(WB PUVI rules of 2001)

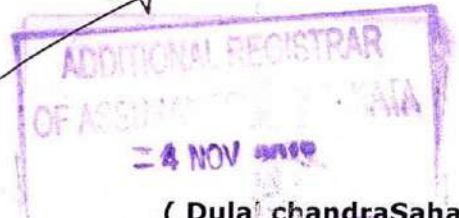
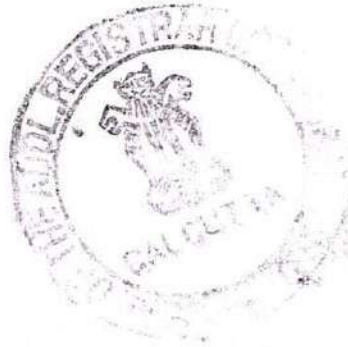
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-3,14,00,000/-

Certified that the required stamp duty of this document is Rs.- 2198020 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 21,98,020/- paid online on 23/10/2013 6:49AM with Govt. Ref. No. 192013140004269292 on 21/10/2013 2:38AM, Bank: ICICI Bank, Bank Ref. No. ICIC23101300002 on 23/10/2013 6:49AM, Head of Account: 0030-02-103-003-02, Query No:1902L000032347/2013

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



(Dula chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II

Mitra, residing at 1A, Mitra Lane and (4) **SRI DEBARSHI MITRA**, son of Late Sachindra Nath Mitra, residing at 1A, Mitra Lane, Kolkata-700007, hereinafter referred to as the **VENDORS** (which expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their heirs, executors, legal representatives, nominees, assigns and administrators) of the **ONE PART;**

AND

MANPRAKASH PROJECTS PRIVATE LIMITED an existing company under the Companies Act, 1956 having its registered office at 18B , Ram Mohan Dutta Road, Police station : Bhawanipore, Kolkata 700020 represented by its director **SRI SANTOSH KUMAR SINGHANIA** son of Late Manna Lal Singhania ,hereinafter referred to as the '**PURCHASER**' (which expression shall unless excluded or repugnant to the subject or context, shall mean and include their successors-in-office and assigns) of the **SECOND PART.**

AND

SRI SANTOSH KUMAR SINGHANIA, son of Late Manna Lal Singhania and **SMT. SAROJ SINGHANIA**, wife of Sri Santosh Kumar Singhania, both residing at 18B , Ram Mohan Dutta Road, Police station : Bhawanipore, Kolkata 700020, hereinafter referred to as the **CONFIRMING PARTIES** (which expressions shall unless excluded by

c-8295

Deborah White

c-8296

Supriya White



Summar & Kati



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
eChallan

GRN: 19-201314-000426929-2 Payment Mode Counter Payment
GRN Date: 21/10/2013 15:08:07 Bank: ICICI Bank
BRN: ICIC23101300002 BRN Date: 23/10/2013 19:19:38

DEPOSITOR'S DETAILS

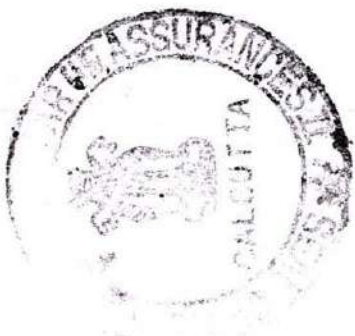
Id No. : 1902L000032347/1/2013
(Query No./Query Year)

Name : MANPRAKSH PROJECTS PVT LTD
Contact No. : Mobile No. : +91 9830149401
E-mail : sarojenterprises@yahoo.com
Address : 18B RAMMOHAN DUTTA ROAD BHOWANIPORE KOLKATA-20
Applicant Name : Swapan Kumar Barik
Office Name : A.R.A. - II KOLKATA, Kolkata
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	1902L000032347/1/2013	Property Registration- Stamp duty	0030-02-103-003-02	2198020
2	1902L000032347/1/2013	Property Registration- Registration Fees	0030-03-104-001-16	345403
Total				2543423

In Words : Rupees Twenty Five Lakh Forty Three Thousand Four Hundred Twenty Three only



REGISTRAR
OF COMPANIES
KOLKATA
1 NOV 2019

E-receipt of Counter payment



GRN	192013140004269292
GRN Date	21 Oct 2013
Bank Reference Number	ICIC23101300002
Transaction Date and Time	23/10/2013 07:19:38
Depositor ID	1902L000032347/1/2013
Name Of Depositor	Swapan Kumar Barik

Payment Details :

Sl	HEAD OF ACCOUNT DESCRIPTION	HEAD OF ACCOUNT	AMOUNT
1	-	00300210300302	2198020
2	-	00300310400116	345403

Total Amount Paid : Rs.2543423

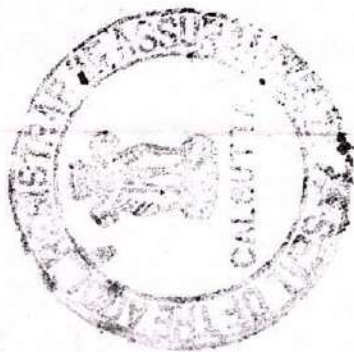
Rajshankar Hota
Signature Of Bank Official : *R285*
Date : 23/10/2013



Note: This computer generated e-Challan Receipt should be signed by the bank official with bank stamp and then handed over to the depositor. This will be a valid e-Challan Receipt for submission to the department

Stamp: VCH F

[Faint handwritten text in orange ink]



ADDITIONAL REGISTRAR
OF ASSAM NATA
1 NOV 1948

or repugnant to the subject or context be deemed to mean and include their heirs, executors, legal representatives, nominees, assigns and administrators) of the **THIRD PART**;

M.M. S.S. S.M. S.K.
WHEREAS Late Narendra Nath Mitter was seized and possessed of or sufficiently entitled to the premises no. 24/1 & 25, Gangadhar Babu Lane, along with other properties in the Town of Calcutta.

M.M. S.S. S.M. S.K.
AND WHEREAS said Narendra Nath Mitter died leaving behind his legal heirs. In Suit No.75 of 1944, a final decree of Partition was passed by the Court of Sixth Sub-Judge at Alipore whereby properties of Narendra Nath Mitter was partitioned between the legal heirs and under the said decree Sachindra Nath Mitter was allotted inter alia 24/1 & 25, Gangadhar Babu Lane Kolkata mentioned schedule 'B' of the said decree. The premises no. 24/1 & 25, Gangadhar Babu Lane, Kolkata-700012 is included in the said Final Decree in suit no. 75 of 1944.

AND WHEREAS Sachindra Nath Mitter became seized and sufficiently entitled to premises no. 24/1 & 25,, Gangadhar Babu Lane, in the town of Calcutta together with structure thereon free from all encumbrances except the occupiers comprising of an area of more or less eight cottahs twelve chittacks of land with structures with tin shed therein hereinafter referred to as the "**said property**" more fully and particularly described in the schedule hereinafter.



b

REGISTRAR
OF COMPANIES
KOLKATA
1 NOV 2013

AND WHEREAS Sachindra Nath Mitter died on Twenty Fifth of July in
 the year One Thousand Nine Hundred Eighty Six leaving behind his last
 Will and Testament dated ^{April} ~~August~~ 8, 1960 hereinafter referred to as the
 "said Will" whereunder Sachindra Nath Mitter bequeathed all his
 properties including the "said property" to his three sons Sibaji Mitter
 alias Mitra, Saptarshi Mitter alias Mitra and Debarshi Mitter alias Mitra.

AND WHEREAS the said premises being 24/1 & 25, Gangadhar Babu
 Lane, Kolkata alongwith the structure with tin shed thereon was
 amalgamated by the Kolkata Municipal Corporation and was numbered
 as 25, Gangadhar Babu Lane, Kolkata 700012 hereinafter referred to as
 the "said premises" morefully and particularly described in the First
 schedule hereinafter.

AND WHEREAS Sibaji Mitter alias Mitra, being the executor named in
 the "said Will" applied for grant of probate in the Hon'ble High Court
 at Calcutta. The Hon'ble High Court at Calcutta granted probate to the
 "said Will" in PLA no. 181 of 2004.

AND WHEREAS Sibaji Mitter alias Mitra, being the executor named in
 the "said Will" died intestate on November 19, 2011 leaving behind his
 wife Smt. Monidipa Mitra and daughter Srimoyee Mitra . The said
 executor Sibaji Mitter alias Mitra died pending completion of the
 administration of the Estate of Sachindra Nath Mitter.



ADDITIONAL REGISTRAR
OF ASSURANCE KOLKATA
1 NOV 1954

AND WHEREAS upon the application being made by Smt. Monidipa Mitra being G. A. No. 174 of 2012 in P.L.A. 181 of 2004 in the Hon'ble High Court at Calcutta for appointing Smt. Monidipa Mitra as the Administratrix to the Estate of Sachindra Nath Mitter to administer the said Estate. The Hon'ble High Court at Calcutta by order of May 16, 2012 appointed Smt. Monidipa Mitra the vendor no.1 herein as the Administratrix to the Estate of Sachindra Nath Mitter.

AND WHEREAS Smt. Monidipa Mitra the vendor no.1 herein as the Administratrix to the Estate of Sachindra Nath Mitter has transferred the "said premises" morefully and particularly described in the schedule hereinafter to the Legatees being the vendor no.1 to 4 by Deed of Assent registered in the office of Additional Registrar of Assurances II, Kolkata being Book No I, CD Volume No. 22, Page from 1678 to 1686 Being No. 06835 for the year 2013.

AND WHEREAS the vendors herein became seized and possessed of or sufficiently entitled to the "said premises" being no. 25, Gangadhar Babu Lane, Kolkata 700012 together with structure thereon free from all encumbrances except the occupiers comprising of an area of more or less 8 Cottahs 12 Chittaks of land with structures more or less measuring 3000 sq. feet with Tin/Asbestos Shed thereon morefully and particularly described in the First schedule hereinafter.

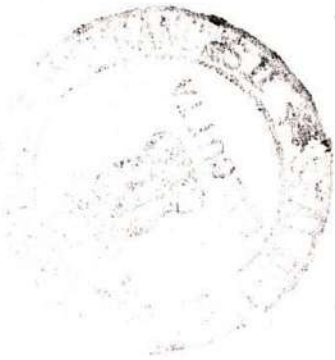


ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
1 NOV 2010

AND WHEREAS the said premises is fully tenanted and is wholly occupied and there has been litigations pending for several years with the tenants and/or occupiers of the "**said premises**" and there is no sufficient collection of rent and there are huge arrear of rents Rates and Taxes.

AND WHEREAS there is Civil Suit being C.S. 480 of 2002 pending before the Hon'ble High Court at Calcutta against the Tenants and /or Occupiers and/or Trespassers. In the said suit Decree of eviction of the Tenants has been passed by the Hon'ble High Court at Calcutta and the proceedings for claiming mense profit in the said Civil Suit is pending in the Hon'ble High Court at Calcutta. An execution case for the execution of the Decree passed in the above suit being E. C. no. 125 of 2011 is also pending disposal in the Hon'ble High Court at Calcutta. Several applications in the above suit being G.A. 1207 of 2011 and G.A. 1208 of 2011 have been filed by Mahendra Sahu and Uttam Paul under Order 21 Rule 101 of the Code of Civil Procedure.

AND WHEREAS by an agreement dated February 19, 2013 the Confirming parties herein agreed to purchase and the Vendors herein have agreed to sell the said premises being **ALL** that piece or parcel or plot of land containing by measurement a more or less area of 8 Cottahs 12 chittaks , be the same a little more or less in the together with




ADDITIONAL REGISTRAR
OF ASSURANCE CO., KOLKATA
1 NOV 2013

structures having tin shed occupied by the tenants and/or occupiers as ascertained by the Special Officer appointed by the Hon'ble High Court at Calcutta in the said execution case no 125 of 2011 situate lying at premises nos. 25, Gangadhar Babu Lane, Kolkata 700012, Ward no. 47 Kolkata Municipal Corporation morefully described in the First Schedule hereunder written free from all encumbrances, mortgages, charges, liens, demands, liabilities acquisitions, requisitions, alignments and trusts whatsoever but on as is where is condition with regard to occupation and possession of different portions thereof.

AND WHEREAS the vendors have agreed that the purchaser herein shall be entitled to recover all dues rents mense profits damages from the tenants , trespassers and occupiers. Further the purchaser herein shall be at liberty to substitute itself in the pending proceedings as aforesaid.

AND WHEREAS the confirming Parties have nominated the Purchaser herein and thereupon the vendors have agreed to complete the sale of the said premises in favour of the Purchaser herein by executing this Deed.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs.3,05,00,000/-





ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
1 NOV 2019

(Rupees Three Crores Five Lacs) only duly paid to the Vendors by the Purchaser at or before the execution of these presents (the receipt whereof the Vendors doth hereby admit and acknowledge and of and from the same and every part thereof acquit release and discharge the Purchaser as also the said premises hereby sold) the said Vendors herein doth hereby grant sell, convey, transfer, assign and assure unto and in favour of the Purchaser above named **ALL THAT** piece or parcel or plot of land containing by measurement a more or less area of 8 Cottahs 12 chittack , be the same a little more or less comprised on and forming part of the said premises together with structures having roof of asbestos/ tin shed occupied by the tenants and/or occupiers, situate lying at premises nos. 25, Gangadhar Babu Lane, Kolkata 700012, Ward no. 47 Kolkata Municipal Corporation morefully described in the First Schedule hereunder written free from all encumbrances, mortgages, charges, liens, demands, liabilities acquisitions, requisitions, alignments and trusts whatsoever. **OR HOWSOEVER OTHERWISE** the said **premises**" or any part thereof now are or is or heretofore were or was situated butted and bounded called known numbered described and distinguished **TOGETHER WITH** all structures, walls, ways, paths, passages, sewers, drains, water, water-courses and all manner of connections and all other rights of land comprised therein **AND ALL** liberties, privileges, easements and appurtenances whatsoever thereunto belonging or held or occupied therewith or reputed to belong or appurtenant thereto **AND** the reversion or reversions remainder or



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ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
1 NOV 2013

remainders **AND** the rents issues and profits of the said premises being premises nos. 25, Gangadhar Babu Lane, Kolkata 700012, Ward no. 47 Kolkata Municipal Corporation the extent of share in the land thereof **AND ALL** the estate, right title interest claim and demand whatsoever both at law and in equity of the Vendors into upon and in any manner concerning the "**said premises**" and every part thereof.

TOGETHER WITH all deeds, writings and evidences of title and other documents exclusively relating to or concerning the "**said premises**" or any part thereof, which now are or hereafter shall or may be in the custody, power or possession of the Vendors or any other person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity.

TO HAVE HOLD possess the **said premises**" hereby sold, granted, conveyed, transferred assigned and assured or expressed and intended so to be with their rights unto and to the use and benefit of the purchaser their successors-in-office and assigns representatives absolutely and for ever as and for an absolute indefeasible and perfect estate of inheritance successors-in-office thereof in fee simple in possession or an estate equivalent thereto, without any manner of condition use trust and other things whatsoever to alter defeat encumber or make avoid the same **AND** free from all encumbrances, mortgages, charges, liens, claims, demands, liabilities, attachments, acquisitions, requisitions, alignments and trusts whatsoever.



ADDITIONAL REGISTRAR
OF ASSURANCES II, KOLKATA
1 NOV 2019

AND THE VENDORS doth hereby covenant with the Purchaser as follows:-

THAT notwithstanding any act deed matter of thing whatsoever by the Vendors or any of the predecessors in title of the Vendors made, committed, or knowingly suffered to the contrary, the Vendors are lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the "**said premises**" hereby granted, sold, conveyed and transferred or intended so to be in perfect and indefeasible estate of inheritance, without any manner of conditions use trust or thing whatsoever to alter defeat encumber or make void the same.

AND THAT notwithstanding any such act deed matter of thing whatsoever as aforesaid, the Vendors now have good right full power and absolute authority and indefeasible title to grant sell convey and transfer the land with structures in the "**said premises**" hereby granted sold conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

AND THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the land together with the structures as aforesaid or interest in the **said premises**" hereby granted sold conveyed and transferred and receive the rents issues and profits of the "**said premises**" without any lawful

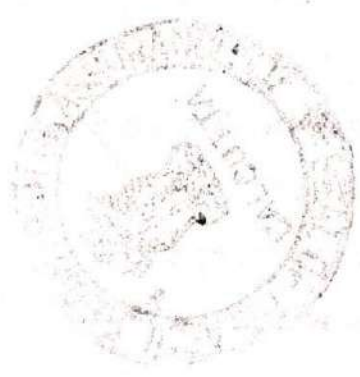


ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
1 NOV 2019

eviction, interruption, hindrance, claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully or equitably claiming form under or in trust for the Vendors.

AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and discharged by and at the costs and expenses of the Vendors and well sufficiently saved, defended, kept harmless and indemnified of from and against all manner of encumbrances whatsoever made suffered created done executed or occasioned by the Vendors or any other person or persons whomsoever lawfully or equitably or rightfully claiming any estate or interest or right as aforesaid.

AND THAT the Vendors and all other persons having or lawfully or equitably or rightfully claiming any estate right title interest trust property claim and demand whatsoever as aforesaid or interest in the "said premises" hereby sold, conveyed, granted and transferred or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser make, do execute and perfect or cause to be made done executed and perfected all such acts deeds, matters and things whatsoever for further better and more perfectly transferring, assuring conveying and confirming interest in the " said premises" and every part thereof unto and to the use and benefit of the Purchaser in the manner aforesaid, as shall or may be reasonably required.



ADDITIONAL REGISTRAR
KOLKATA
NOV 2013

AND THAT the vendors have agreed that the purchaser herein shall be entitled to recover all dues rents mense profits damages from the tenants and occupiers in the "said premises". Further the purchaser herein shall be at liberty to substitute itself in place of the vendors or any of them in the pending proceedings relating to the said premises i.e C.S. No. 480 of 2002, Execution case no.125 of 2011, G.A. 1207 of 2011 and G.A. no. 1208 Of 2011 and prosecute and /or defend the at its own costs and expenses.

AND ALSO THAT the Vendors abovenamed doth hereby agree and confirm that the Purchaser herein shall at all times be entitled to have its name mutated as owner in respect of the "said premises" in the records of the Kolkata Municipal Corporation and other appropriate Government Authorities and /or departments and in this regard the Vendors have no objection and shall be deemed to have signified their consent and /or approval.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land being premises nos. 25, Gangadhar Babu Lane, Kolkata 700012, Ward no. 47 Kolkata Municipal Corporation , comprising an area of more or less 8 cottahs 12 chittacks of land together with measuring more or less 3000 sq. ft structures having Tin shed presently occupied by the tenants , trespassers and /or occupiers thereof is bounded by old boundary walls of which :-

ON THE NORTH : By premises no. 23, Gangadhar Babu Lane;
 ON THE SOUTH : By premises no. 26, Gangadhar Babu Lane;
 ON THE EAST : By premises no. 26, Gangadhar Babu Lane
 ON THE WEST : By Gangadhar Babu Lane, Calcutta.



ADDITIONAL REGISTRAR
OF ASSAM, DISPUR, KOLKATA
1 NOV 2019

IN THE WITNESS WHEREOF the parties hereto have executed these presents the day month and year first above written.

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

1. A.I. Agawalla
Solicitor & Advocate
6 Old Post Office Street
Kolkata - 700001
2. Ganga Charan Mondal
820 Block "P"
New Alipore
Kolkata - 700053

1. Monidipa Mitra
(SMT. MONIDIPA MITRA)
PAN: AFBPM5236J

2. Srimoyee Mitra
(Smt. SRIMOYEE MITRA)
PAN: AMJPM7155K

3. Saptarshi Mitra
(SRI SAPTARSHI MITRA)
PAN: AEZPM2983D

4. Debarshi Mitra
(SRI DEBARSHI MITRA)
PAN: AUNPM4847N
SIGNATURE OF THE VENDORS

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

1. A.I. Agawalla
(SUKANT DUTTA)
7C, K.S. Roy Road
Kolkata - 700001

Manprakash Projects (P) Ltd.
Santosh Kumar Singhania
Director
MANPRAKASH PROJECTS (P) LTD
PAN: AAICM 5726G
SIGNATURE OF THE PURCHASER

2.

SIGNED SEALED AND DELIVERED
by the **CONFIRMING PARTIES** at Kolkata in the presence of:

1. A.I. Agawalla
SUKANT DUTTA
7C, K.S. Roy Road,
Kolkata - 700001

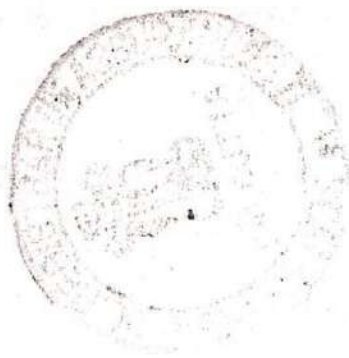
1. Santosh Kumar Singhania
(SANTOSH KUMAR SINGHANIA)
PAN: AJUPS9156L

2. Saroj Singhania
(SMT. SAROJ SINGHANIA)
PAN: ALUPS6781P

SIGNATURE OF THE CONFIRMING PARTIES

Drafted by

A.I. Agawalla
(SUKANT DUTTA)
ADVOCATE,
HIGH COURT, Calcutta



ADDITIONAL REGISTRAR
OF ASSURANCE CO-OP., KOLKATA
1 NOV 2017

MEMO OF CONSIDERATION

RECEIVED of and from within named Purchaser within mentioned sum of being the total consideration money of Rs. 3,05,00000/- (Three Crores and Five Lakhs only) towards the consideration of the sale of scheduled property as per memo below :-

- | | | | |
|----|---|-----|--------------|
| 1. | Paid by Bankers Cheque bearing No.012088 dated 18.02.2013 drawn on Bank of Baroda , Branch Chakraberia , Kolkata 700025 in favour of MONIDIPA MITRA | Rs. | 5,00,000.00 |
| 2. | Paid by Cheque bearing No.455602 dated 01.06.2013 drawn on Syndicate Bank, Branch Bhawanipore, Kolkata 700026 in favour of MONIDIPA MITRA | Rs. | 20,00,000.00 |
| 3. | Paid by Cheque bearing No.455624 dated 13.09.2013 drawn on Syndicate Bank, Branch Bhawanipore, Kolkata700026 in favour of MONIDIPA MITRA | Rs. | 23,50,000.00 |
| 4. | Paid by Bankers Cheque bearing No.388169 dated 28.10.2013 drawn on Syndicate Bank, Branch Bhawanipore, Kolkata 700026 in favour of MONIDIPA MITRA and TDS amount of Rs.45,833/- Paid by Challan No./ITNS 280. | Rs. | 2,33,333.00 |
| 5. | Paid by Bankers Cheque bearing No.012087 dated 18.02.2013 drawn on Bank of Baroda , Branch Chakraberia , Kolkata 700025 in favour of SRIMOYEE MITRA | Rs. | 5,00,000.00 |
| 6. | Paid by Cheque bearing No.455603 dated 01.06.2013 drawn on Syndicate Bank, Branch Bhawanipore, Kolkata 700026 in favour of SRIMOYEE MITRA | Rs. | 20,00,000.00 |
| 7. | Paid by Cheque bearing No.455625 dated 13.09.2013 drawn on Syndicate Bank, Branch Bhawanipore, Kolkata 700026 in favour of SRIMOYEE MITRA | Rs. | 23,50,000.00 |
| 8. | Paid by Bankers Cheque bearing No.388169 dated 28.10.2013 drawn on Syndicate Bank, Branch Bhawanipore, Kolkata 700026 in favour of SRIMOYEE MITRA and TDS amount Rs.45,833/- Paid by Challan No./ITNS 280. | Rs. | 2,33,333.00 |
| 9 | Paid by Bankers Cheque bearing No.296941 dated 18.02.2013 drawn on Syndicate Bank, Branch Bhawanipore, Kolkata 700026 in favour of SAPTARSHI MITRA | Rs. | 10,00,000.00 |
| 9. | Paid by Cheque bearing No. 455604 dated 01.06.2013 | Rs. | 40,00,000.00 |



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
1 NOV 2019

- drawn on Syndicate Bank, Branch Bhawanipore,
Kolkata700026,in favour of SAPTARSHI MITRA
10. Paid by Cheque bearing No. 455628 dated 13.09.2013 Rs. 47,60,000.00
drawn on Syndicate Bank, Branch Bhawanipore,
Kolkata700026,in favour of SAPTARSHI MITRA
 11. Paid by Bankers Cheque bearing No.388170 dated Rs. 4,67,167.00
28.10.2013 drawn on Syndicate Bank, Branch
Bhawanipore, Kolkata 700026 in favour of
SAPTARSHI MITRA and TDS amount Rs.91,667/-
Paid by Challan No./ITNS 280.
 12. Paid by Bankers Cheque bearing No.296942 dated Rs. 10,00,000.00
18.02.2013 drawn on Syndicate Bank, Branch
Bhawanipore, Kolkata 700026 in favour of SRI
DEBARSHI MITRA
 13. Paid by Cheque bearing No. 455605 dated 01.06.2013 Rs. 40,00,000.00
drawn on Syndicate Bank, Branch Bhawanipore,
Kolkata700026,in favour of SRI DEBARSHI MITRA
 14. Paid by Cheque bearing No. 455629 dated 13.09.2013 Rs. 47,00,000.00
drawn on Syndicate Bank, Branch Bhawanipore,
Kolkata700026,in favour SRI DEBARSHI MITRA
 15. Paid by Bankers Cheque bearing No.388171 dated Rs. 4,67,167.00
28.10.2013 drawn on Syndicate Bank, Branch
Bhawanipore, Kolkata 700026 in favour of SRI
DEBARSHI MITRA and TDS amount Rs.91,667/- Paid
by Challan No./ITNS 280.

Total : Rs. 3,05,00,000.00

(Rupees Three Crores Five Lakhs only)

WITNESSES :

1. *A. I. Agarwalla*
Solicitor & Advocate
6 Old 1st Office Street
Kolkata - 700001

2. *Durga Charan Mondal*
820 Bhaerik AP 4
New Bhubaneswar
Kolkata - 700053

1. *Monidipa Mitra*
(SMT. MONIDIPA MITRA)

2. *Srimoyee Mitra*
(SMT. SRIMOYEE MITRA)

3. *Saptarshi Mitra*
(SRI SAPTARSHI MITRA)









4. *Debarshi Mitra*
(SRI DEBARSHI MITRA)

SIGNATURE OF THE VENDORS



ADDITIONAL REGISTRAR
OF ASSURANCES, WEST BENGAL, KOLKATA
1 NOV 2019

SPECIMEN FORM FOR TEN FINGERPRINTS


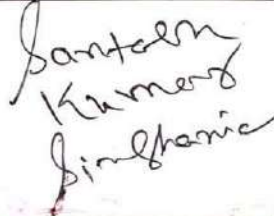











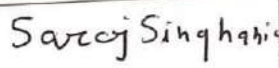











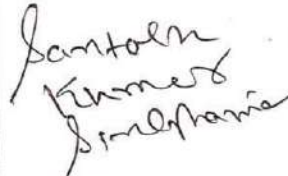










Sl. No.	Signature of the executants/ presentants							
								
	Little	Ring	Middle Fore (Left Hand)		Fore	Thumb		
								
		Thumb	Fore	Middle Ring (Right Hand)		Ring	Little	
								
			Little	Ring	Middle Fore (Left Hand)		Fore	Thumb
								
		Thumb	Fore	Middle Ring (Right Hand)		Ring	Little	
		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

Handwritten text, possibly a signature or date, located in the upper right quadrant of the page.

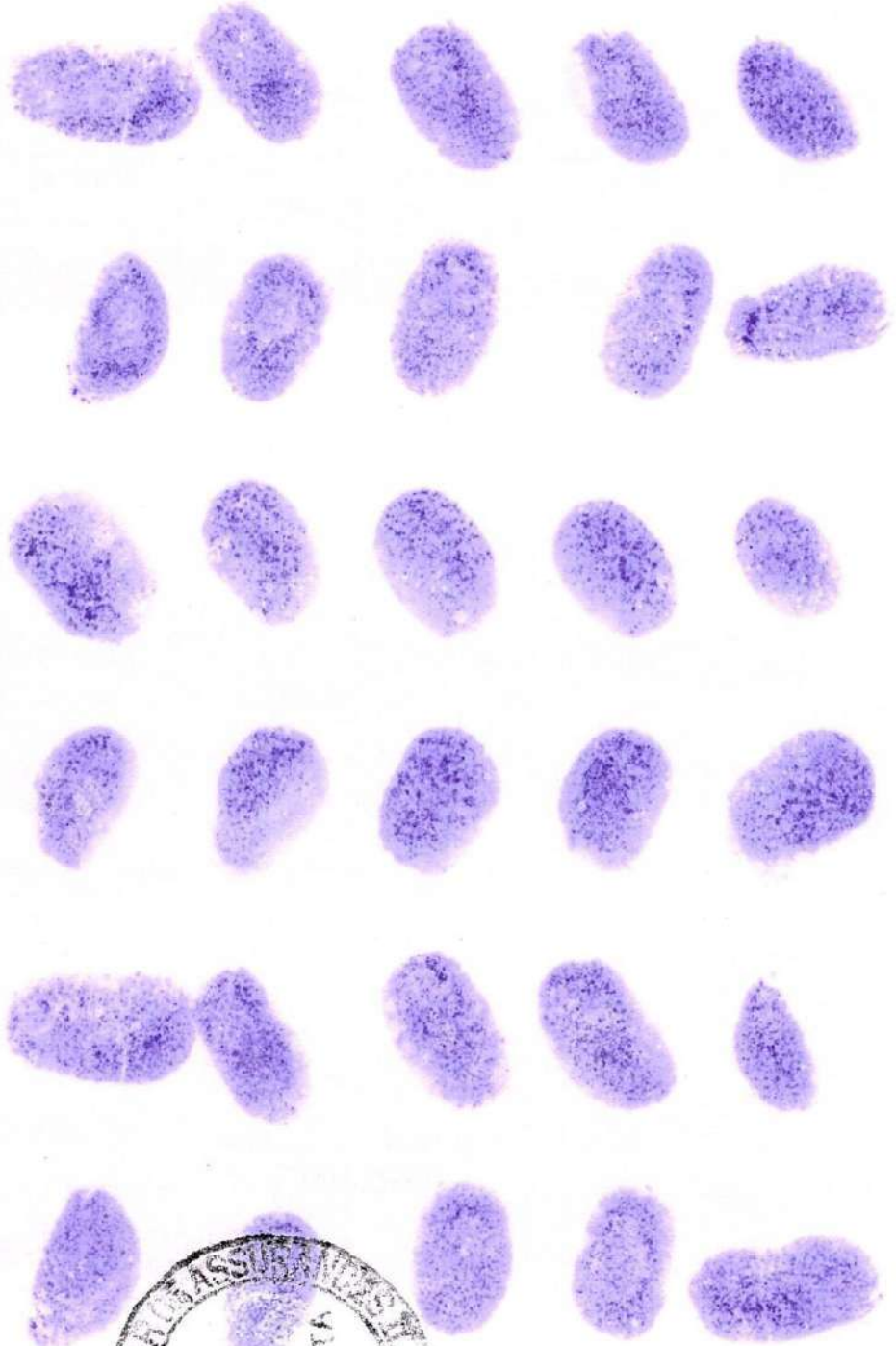


ADDITIONAL REGISTRAR
OF ASSURANCE
BOLNATA
1 NOV 1998

SPECIMEN FORM FOR TEN FINGERPRINTS

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

VCH




ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
1 NOV 2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 44
Page from 271 to 296
being No 14708 for the year 2013.




(Dulal chandra Saha) 05-November-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

DATED THIS 1ST DAY OF NOVEMBER, 2013
#####

BETWEEN

SMT. MONIDIPA MITRA & ORS.
...VENDORS

AND

MANPRAKASH PROJECTS (P) LTD
.....PURCHASER

AND

SANTOSH KUMAR SINGHANIA & ANR.
...CONFIRMING PARTIES

DEED OF CONVEYANCE

SUKANT DUTTA,
Advocate
7C, Kiran Shankar Roy Road,
Ground Floor,
Kolkata 700 001.