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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N 376859

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

W.S.

District Sub-Register-III
Alipore, South 24-parganas
10 AUG 2016

8-1-2016/16

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the **10th** day

of August, 2016 (Two Thousand and Sixteen) of the Christian

Era;

BETWEEN

09 AUG 2016

19070

No.Rs. 1000/- Date

Name: M.D. Wagner

Address: Alipur Judge's Court
Kolkata - 27

Vendor: Subhankar Das

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27

19070 = 1000x1 = 1000/-



Identified By me
M.D. Wagner
Advocate
S/o M.D. Bliyas
Alipore Judge's Court
Kolkata. 700027

District Sub-Registrar-III
Alipore, South 24 Parganas
10 AUG 2016

(1) GLOBAL MERCHANTILE (P) LTD, a company incorporated under the provisions of the Companies Act, 1956, having Income Tax Permanent Account No. **(PAN - AACCG1091J)** and having its registered office at Sunny Tower, Sevak Road, Police Station - Siliguri, Post Office- Siliguri, District:- Darjeeling, West Bengal, and represented by one of its Director namely **MR. DILIP KUMAR AGARWAL**, **(PAN- ACMPPA4031D)**, son of Late Hansraj Agarwal, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at Sunny Tower, Sevak Road, Post office- Siliguri, Police Station- Siliguri, Siliguri- 734401, District- Darjeeling, and **(2) HTC FINANCE PVT. LTD**, a company incorporated under the provisions of the Companies Act, 1956, having Income Tax Permanent Account No. **(PAN- AABCH3562N)** and having its registered office at 410, Swaika Centre, 4A, Pollock Street, Police Station- Burabazar, Post Office- Burabazar, Kolkata- 700001, District:- Kolkata and represented by its Authorised Signatory as per resolution dated 21/07/2016, **MR. SAIBAL CHOWDHURY**, **(PAN- AHMPPC4417G)**, son of Late Ramendra Nath Chowdhury, by faith- Hindu, by occupation- Service, by nationality- Indian, residing at 167, Subhas Nagar Bye Lane, Post office- Subhas Nagar, Police Station- DumDum, Kolkata- 700065, District: North 24 Parganas, hereinafter jointly and collectively called and referred to as the "**VENDORS**" (which term or expression, unless excluded by or repugnant to the context or subject, shall mean and include its successor or successors-in-interest and assigns) of the

ONE PART:



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AND

(1) PANCHMAHAL REALTORS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having Income Tax Permanent Account No. (PAN - AAHCP3223C) and having its registered office at Mukul Shanti Garden, Flat No. B, 5th Floor, Block-02, Jogerdanga, Rajarhat, Post office- Rajarhat-Gopalpur, Police Station- Airport, Kolkata- 700136, represented through one of its Director MR. RABIUL ISLAM GAIN (PAN-ANBPG1674J), son of Abdul Gaffar Gain, by faith- Islam, by occupation- Business, by nationality- Indian, residing at Vill & Post- Gokulpur, Police Station- Swarupnagar, District:- 24 Parganas (North), West-Bengal, Pin- 743286, (2) PANCHPUSHAP CONSTRUCTION PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having Income Tax Permanent Account No. having (PAN- AAHCP3224F) and having its registered office at Mukul Shanti Garden, Flat No. B, 5th Floor, Block-02, Jogerdanga, Rajarhat, Post office- Rajarhat-Gopalpur, Police Station- Airport, Kolkata- 700136, represented through one of its Director MR. RABIUL ISLAM GAIN, (PAN-ANBPG1674J), son of Abdul Gaffar Gain, by faith- Islam, by occupation- Business, by nationality- Indian, residing at Vill & Post- Gokulpur, Police Station- Swarupnagar, District: 24 Parganas (North), West-Bengal, Pin- 743286, (3) JHILMIL COMPLEX PRIVATE LIMITED, a company incorporated under the provisions of the



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Companies Act, 1956, having Income Tax Permanent Account No. **(PAN- AADCJ1562A)** and having its registered office at Mukul Shanti Garden, Flat No. B, 5th Floor, Block- 02, Jogerdanga, Rajarhat, Post office- Rajarhat-Gopalpur, Police Station- Airport, Kolkata- 700156, represented through one of its Director **MR. RABIUL ISLAM GAIN**, **(PAN-ANBPG1674J)**, son of Abdul Gaffar Gain, by faith- Islam, by occupation- Business, by nationality- Indian, residing at Vill & Post- Gokulpur, Police Station- Swarupnagar, District: 24 Parganas (North), West-Bengal, Pin- 743286 and **(4) S. S. CONSTRUCTION**, a Partnership company having Income Tax Permanent Account No. **(PAN-ACTFS1718C)** and having its registered office at 9H, Topsia Road, Post Office- Tijjala, Police Station- Tijjala, Kolkata - 700039, District: South 24 Parganas, represented through its Two Partners **(1) MR. NASIM AKHTAR**, **(PAN-ACXPA0965B)** son of Md. Ilyas, by faith- Islam, by occupation- Business, by nationality- Indian, residing at 71, Topsia Road (South), Post Office- Gobinda Khatick Road, Police Station- Topsia, Kolkata-700046, District: South 24 Parganas and **(2) MR. MOHAMMED MANZAR KARIM**, **(PAN-ATLPK7914Q)** son of Late Azizur Rahman, by faith- Islam, by occupation- Business, by nationality- Indian, residing at 9H, Topsia Road, Post Office- Tijjala, Police Station- Tijjala, Kolkata - 700039, District: South 24 Parganas, hereinafter jointly and collectively called and referred to as the **“PURCHASERS”** (which term or expression, unless excluded by or repugnant to the context or subject, shall mean and include its successor or successors-in-interest and assigns) of the **OTHER PARTY**;



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WHEREAS one The Calcutta Chemical Co. Ltd. purchased **ALL THAT** piece and parcel of bastu land measuring an area 2 (two) Bighas, 17 (seventeen) Cottahs 8 (eight) Chittacks, be the same a little more or less, along with old dilapidated R.T. shed structure measuring an area about 2500 Square feet, lying and situated at under Touzi No. 1298 of Dehi- Panchannagram, Division- V, Sub-Division- XI of Mouza- Ballygunge, Previous Holding No.136 thereafter 403 being Premises No. 250, Tijjala Road, within the local limits of Calcutta Municipal Corporation under ward No. 65, Police Station- Karaya, District 24 Parganas, from the then legal owners and occupiers namely Sri Monoranjan Singha and Sri Bhavatharam Singha by a Deed of Sale dated 17.07.1946, registered in the office of the District Sub-Registrar at Alipore and recorded in Book No.1, Volume No. 33, Pages 259 to 266, Being Deed No. 2467 for the year 1946 and became the full and absolute sixteen anna owner of the aforesaid Property free from all encumbrances and charges;

AND WHEREAS by virtue of another deed of sale the said Calcutta Chemical Co. Ltd. purchased All that piece and parcel of Bastu land measuring an area about 8 (eight) Cottahs 8 (eight) Chittacks, be the same a little more or less, together with old dilapidated R.T. shed structures measuring an area about 500 Square feet, lying and situated at under Touzi No. 1298/2833 of Dehi- Panchannagram, Division- V, Sub-Division- XI of Mouza- Ballygunge, being Premises No. 251, Tijjala Road, within the local limits of Calcutta Municipal



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Corporation under ward No. 65, Police Station- Karaya, District- 24 Parganas, from the then legal owners and occupiers namely Mir Asgar Ali by a Deed of Sale, registered in the office of the District Sub-Registrar at Alipore and recorded in Book No.1, Volume No. 44, Pages 143 to 147, Being Deed No. 2590 for the year 1950 and became the full and absolute sixteen anna owner of the aforesaid Property free from all encumbrances and charges;

AND WHEREAS by virtue of another deed of sale the said Calcutta Chemical Co. Ltd. purchased All that piece and parcel of Bastu land measuring an area about 7 (seven) Cottahs, 5 (five) Chittacks and 10 (ten) Square feet, be the same a little more or less, together with old dilapidated R.T. shed structures measuring an area about 500 Square feet, lying and situated at under Touzi No. 1298/2833 of Dehi-Panchannagram, Division- V, Sub-Division- XI of Mouza- Ballygunge, being Premises No. 253, TijiJala Road, within the local limits of Calcutta Municipal Corporation under ward No. 65, Police Station- Karaya, District- 24 Parganas, from the then legal owners and occupiers namely Mir Asgar Ali and others by a Deed of Sale, registered in the office of the Sub-Registrar at Sealdah and recorded in Book No.1, Volume No. 19, Pages 183 to 191, Being Deed No. 1003 for the year 1951 and became the full and absolute sixteen anna owner of the aforesaid Property free from all encumbrances and charges;

AND WHEREAS the said Calcutta Chemical Co. Ltd. have applied and obtain no objection Certificate from the office of competent authority



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under the Urban land (Ceiling and Regulation) Act, 1976 from Mayukh Bhavan, 2nd & 3rd Floor, Bidhan Nagar, Kolkata- 700091 and obtain No objection certificate dated 17.08.2004 against Premises No. 250, 251 and 253, Tijjala Road, Police Station- Karaya, Kolkata- 700046.

AND WHEREAS the said Calcutta Chemical Co. Ltd. applied to Kolkata Municipal Corporation for mutation and amalgamation of the above stated premises No. 250, 251 and 253, in one premises and duly recorded the said plots in one single Premises being municipal premises No. 250, Tijjala Road, under Ward No. 65, having Assessee No. 11-065-34-0194-2 having the total amalgamated plot measuring an area about 73.33 Cottahs, be the same a little more or less, together with old dilapidated R.T. shed structures measuring total structures area about 3500 Square feet and had been possessing the same by paying all taxes and outgoings and had been enjoying the said property, free from all encumbrances and charges;

AND WHEREAS the said the Calcutta Chemical Co. Ltd thereafter on 24th day of August, 2004 has been merged/absorbed with Henkel India Limited, a Company duly incorporated under the Companies Act, 1956 having its registered office at Premises No. 3, Cenotaph Road, Chennai- 600018 and its Principal Office at Premises No. 28, S. Roy Road, Kolkata-700046 and thus the said Henkel India Limited became the absolute owner of ALL THAT piece and parcel of total area of land measuring about **73.33 Cottahs (seventy three point thirty three)** be the same a little more or less, together with a old dilapidated



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R.T. shed structure measuring an area about 3500 Square feet, lying and situated at municipal Premises No. 250, Tiljala Road, within the local limits of Kolkata Municipal Corporation under Ward No. 65, Police Station- Karaya, Kolkata- 700046, under Additional District Sub-Registrar, Sealdah and District Sub-Registrar- III, Alipore, in the District of South 24-Parganas, along with tenants in the said premises.

AND WHEREAS the said Henkel India Limited, being the absolute owner of the aforesaid property have applied and obtain No objection Certificate from the office of competent authority under the Urban land (Ceiling and Regulation) Act, 1976 from Mayukh Bhavan, 2nd & 3rd Floor, Bidhan Nagar, Kolkata- 700091 and obtain No objection certificate against Premises No. 250, Tiljala Road, within the limits of the Kolkata Municipal Corporation under Ward No. 65, Police Station- Karaya, Kolkata- 700046, District- South 24 Parganas;

AND WHEREAS the said Henkel India Limited, being the absolute owner of the aforesaid property duly mutated its names in the Office of the Kolkata Municipal Corporation, under Ward No. 65, having Assessee No. 11-065-34-0194-2 being municipal Premises No. 250, Tiljala Road, within the local limits of Kolkata Municipal Corporation under Ward No. 65, Police Station- Karaya, Kolkata- 700046, under Additional District Sub-Registrar, Sealdah and District Sub-Registrar- III, Alipore, in the District of South 24-Parganas and by paying all



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taxes and outgoing and had been enjoying the said property, free from all encumbrances and charges;

AND WHEREAS the said Henkel India Limited, being the absolute owner of the aforesaid property being seized and possessed of and sufficiently well and entitled to the aforesaid property sold and transferred the same to and in favour of **GLOBAL MERCHANTILE (P) LTD**, represented by its Director namely and Mr. Dinesh Kumar Agarwal, undivided 60% of the entire property and **HTC FINANCE PVT. LTD**, represented by its authorised signatory Mr. Saibal Chowdhury, undivided 40% of the entire property being ALL THAT piece and parcel of total area of land measuring about **73.33 Cottahs (seventy three point thirty three)** be the same a little more or less, together with a old dilapidated R.T. shed structure measuring an area about 3500 Square feet, lying and situated at municipal Premises No. 250, Tiljala Road, within the local limits of Kolkata Municipal Corporation under Ward No. 65, Police Station- Karaya, Kolkata- 700046, under Additional District Sub-Registrar, Sealdah and District Sub-Registrar- III, Alipore, in the District of South 24-Parganas, along with tenants in the said premises by virtue of the registered deed of sale 21.07.2010 at an for a valuable consideration mentioned therein registered in the office of Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I, Pages. 4980 to 4997, Being Deed No. 07121 for the year 2010 free from all encumbrance and charges;



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AND WHEREAS the said **GLOBAL MERCHANTILE (P) LTD**, having undivided 60% share of the entire property and **HTC FINANCE PVT. LTD**, having undivided 40% share of the entire property jointly and collectively became the lawful owners and occupiers of the aforesaid property being **ALL THAT** piece and parcel of total area of land measuring about **73.33 Cottahs (seventy three point thirty three)** be the same a little more or less, together with a old dilapidated R.T. shed structure measuring an area about 3500 Square feet, lying and situated at municipal Premises No. 250, Tiljala Road, within the local limits of Kolkata Municipal Corporation under Ward No. 65, Police Station- Tiljala, Kolkata- 700046, under Additional District Sub-Registrar, Sealdah and District Sub-Registrar- III, Alipore, in the District of South 24-Parganas, together with 20' feet wide road adjacent to the said land, together with all right, title, interest and right of easement thereto, together with all easement rights over the common passage, including all rights, title, interest, shares and possession in respect of the said plot of land, along with tenants in the said premises.

AND WHEREAS the said **GLOBAL MERCHANTILE (P) LTD**, having undivided 60% share of the entire property and **HTC FINANCE PVT. LTD**, having undivided 40% share of the entire property, have applied and obtain No objection Certificate from the office of competent authority under the Urban land (Ceiling and Regulation) Act, 1976 from Mayukh Bhavan, 2nd & 3rd Floor, Bidhan Nagar, Kolkata- 700091 and obtain



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No objection certificate against Premises No. 250, Tijjala Road, within the limits of the Kolkata Municipal Corporation under Ward No. 65, Police Station- Karaya, Kolkata- 700046, District- South 24 Parganas;

AND WHEREAS the said **GLOBAL MERCHANTILE (P) LTD**, having undivided 60% share of the entire property and **HTC FINANCE PVT. LTD**, having undivided 40% share of the entire property jointly and collectively being seized and possessed of and sufficiently well and entitled to the aforesaid property and while had been in peaceful possession and enjoyment of the same duly mutated its names in the Office of the Kolkata Municipal Corporation, under Ward No. 65, having Assessee No. 11-065-34-0194-2, being municipal Premises No. 250, Tijjala Road, within the local limits of Kolkata Municipal Corporation under Ward No. 65, Police Station- Karaya, Kolkata- 700046, under Additional District Sub-Registrar, Sealdah and District Sub-Registrar- III, Alipore, in the District of South 24-Parganas and by paying all taxes and outgoings and had been enjoying the said property, free from all encumbrances and charges;

AND WHEREAS thus **GLOBAL MERCHANTILE (P) LTD**, and **HTC FINANCE PVT. LTD**, the present Owners/Vendors herein while had been in peaceful possession and enjoyment of their aforesaid property have decided to sell and dispose off being **ALL THAT** piece and parcel of total area of land measuring about **73.33 Cottahs (seventy three point thirty three)** be the same a little more or less, together with a old dilapidated R.T. shed structure measuring an area about 3500 Square



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feet, lying and situated at municipal Premises No. 250, Tiljala Road, within the local limits of Kolkata Municipal Corporation under Ward No. 65, Police Station- Karaya, Kolkata- 700046, under Additional District Sub-Registrar, Sealdah and District Sub-Registrar- III, Alipore, in the District of South 24-Parganas, together with 20' feet wide road adjacent to the said land, together with all right, title, interest and right of easement thereto, together with all easement rights over the common passage, including all rights, title, interest, shares and possession in respect of the said plot of land, along with tenants in the said premises, hereinafter called and referred to as the 'said property', which is morefully and particularly described and mentioned in the Schedule hereunder written free from all encumbrances and charges;

AND WHEREAS the Purchasers herein have agreed to purchase **ALL** **THAT** piece and parcel of total area of land measuring about **73.33 Cottahs (seventy three point thirty three)** be the same a little more or less, together with a old dilapidated R.T. shed structure measuring an area about 3500 Square feet, lying and situated at municipal Premises No. 250, Tiljala Road, within the local limits of Kolkata Municipal Corporation under Ward No. 65, Police Station- Karaya, Kolkata- 700046, under Additional District Sub-Registrar, Sealdah and District Sub-Registrar- III, Alipore, in the District of South 24-Parganas, together with 20' feet wide road adjacent to the said land, together with all right, title, interest and right of easement thereto,



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together with all easement rights over the common passage, including all rights, title, interest, shares and possession in respect of the said plot of land, along with tenants in the said premises thereto at and for and at a total fixed consideration of Rs.15,60,00,000/- (Rupees Fifteen Crores Sixty Lacks) only, free from all encumbrances and charges;

AND WHEREAS the Vendors herein agreed to sell all that the aforesaid property mentioned in the Schedule below free from all encumbrances, attachments liens in any manner whatsoever and the Purchasers agreed to purchase the property mentioned in the Schedule below at a total consideration money Rs.15,60,00,000/- (Rupees Fifteen Crores Sixty Lacks) only;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.15,60,00,000/- (Rupees Fifteen Crores Sixty Lacks) only of the lawful money of the Union of India in hand and truly to the Vendors paid by the Purchasers at or before the execution of these presents (the receipt whereof the Vendors do hereby and by the receipt hereunder written and admit and acknowledge and of and from the same and every part thereof do hereby acquit release and forever discharge the Purchasers and the property hereby Conveyed the Vendors doth hereby sell, grant transfer convey assign and assure unto and to the of the Purchasers ALL THAT piece and parcel of total area of land measuring about



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73.33 Cottahs (seventy three point thirty three) be the same a little more or less, together with a old dilapidated R.T. shed structure measuring an area about 3500 Square feet, lying and situated at municipal Premises No. 250, Tiljala Road, within the local limits of Kolkata Municipal Corporation under Ward No. 65, Police Station- Karaya, Kolkata- 700046, under Additional District Sub-Registrar, Sealdah and District Sub-Registrar- III, Alipore, in the District of South 24-Parganas, together with 20' feet wide road adjacent to the said land, together with all right, title, interest and right of easement thereto, together with all easement rights over the common passage, including all rights, title, interest, shares and possession in respect of the said plot of land, along with tenants in the said premises, thereto, which is more fully and particularly described in *Schedule* hereinafter written and hereinafter referred to as the *said property*, hereinafter together with the rights advantages and facilities for use and enjoyment of all common passages, sewerage, electric meter, water connection and all or any other amenities and services necessary for use and enjoyment of the said property and all appurtenant thereto and all message tenements hereditaments and premises now are or is or heretofore were or was situate butted and bounded called known numbered described distinguished **TOGETHER WITH** the right of user of all yards courtyards sewers drains fences boundary walls



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paths passages drains ditches water courses underground reservoirs overhead tanks staircases roofs lights liberties easements privileges rights appendages and appurtenances hereditaments and premises belonging or in anywise appertaining to or with the same or in any part thereof usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto AND ALL Deeds pattahs monuments writings or evidence of title which exclusively related to the said premises and the said share or interest in the said land message tenement hereditaments and premises or any part thereof and which now are or any be in the custody power or possession of the Vendors or any person or persons from whom it may procure the same without any action or suit at law or in equity AND all the rents, issues and profits of the said premises and profits share or interest in the same AND all the legal incidents thereto AND all the estate rights title interest inheritances use trust possession property claim demand whatsoever of the Vendors in to upon or in respect of the said premises and the said land TO HAVE AND TO HOLD the said premises together with share or interest in the said land TOGETHER WITH all right appendages and appurtenance whatsoever thereof and all other rights for use and enjoyment of common spaces and common facilities and amenities required for the use and enjoyment of the said premises hereby granted transferred and conveyed or expressed or



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intended to be unto and to the use of the Purchasers absolutely and forever free from all charges encumbrances attachments liens lispence and liabilities whatsoever and the Vendors doth hereby covenant with the Purchasers that notwithstanding any act deed thing or matter whatsoever by the Vendors made done committed or knowingly suffered to the contrary And the Vendors doth hereby covenant with the Purchasers to indemnify and keep indemnified the Purchasers and its successor or successors and assigns against any loss or damage suffer by the Purchasers in the event it transpires later that there is any deficiency in the title of the Vendors in the land hereditaments and premises intended to be hereby transferred AND that the Vendors has not at any time done or executed or knowingly suffered or been party or privy to any deed, matter or things whereby the said message lands hereditaments and premises and other benefits, rights and properties hereby granted, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof can or may be impeached, encumbered or affected in title the Vendors now have good right full power and absolute authority to grant transfer and convey ALL AND SINGULAR the said premises together with the share or interest in the said land unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents and the Purchasers



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shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said premises together with the said share or interest in the said land and use and enjoy the common passages and common facilities and amenities relating to the use of the said premises in common and receive the rents issues and profits thereof without any interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors **AND THAT** the **VENDORS** or any person or persons claiming as aforesaid shall and hereafter at the request and costs of the Purchasers shall execute all such and acts, deeds and things for further assuring, title in the said demised premises hereby conveyed and every part thereof unto and to the use of the Purchasers as shall or may be reasonably required **AND THAT** the said premises shall be transferable, heritable may be let out, leased out as the absolute property of the Purchasers.

BE IT STATED that the Vendors shall support any application made by the Purchasers for mutation of its name in the Office of the Kolkata Municipal Corporation as well as in the other appropriate authorities in respect of the property hereby conveyed and will at the cost of Purchasers do all that its may be required to do for that purpose.



مركز Sub-Region-11
Alipor, Saudi 24 Persons
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BE IT MENTIONED that the Stamp duty and registration expenses for completion of the sale shall be borne by the Vendors.

THAT if in future any error or omissions detected in these presents, the same will be rectified by the Vendors by a proper Deed of Rectification and/or Declaration at the costs and expenses of the Purchasers.

SCHEDULE ABOVE REFERRED TO

(Description of the property hereby conveyed)

ALL THAT piece and parcel of total area of land measuring about **73.33 Cottahs (seventy three point thirty three)**, be the same a little more or less, together with a old dilapidated **R.T. shed structure** measuring an area about **3500 (thirty five hundred)** Square feet standing thereon, lying and situated at municipal Premises No. 250, TijiJala Road, within the local limits of Kolkata Municipal Corporation under Ward No. 65, having Assessee No. 110653401942, Post office- Gobinda Khatick Road, Police Station- Karaya, Kolkata- 700046, under Additional District Sub-Registrar, Sealdah and District Sub-Registrar- III, Alipore, in the District of South 24-Parganas, together with 20' feet wide road adjacent to the said land, together with all right, title, interest and right of easement thereto, together with all



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easement rights over the common passage, including all rights, title, interest, shares and possession in respect of the said plot of land, along with tenants in the said premises and the entire property is demarcated in RED ink in the MAP or PLAN annexed hereto, being treated as the part and parcel of this Deed and butted and bounded as follows:-

On the NORTH : By premise No. 147 Tijjala Road;
On the SOUTH : By premises No. 35, Tijjala Road;
On the EAST : By 20' feet wide Tijjala Road;
On the WEST : By the Railway Line;

SCHEDULE OF THE TENANTS

<u>Sl. No.</u>	<u>Name of the Tenant</u>	<u>Rent</u>	<u>Year of Tenancy</u>
1.	OM PRAKASH	355	35 YEARS
2.	MD JAWED ANWER	440	30 YEARS
3.	NEHALUR RAHMAN	335	30 YEARS
4.	ASIF NADEEM	523	25 YEARS
5.	MASOOD ALAM	567	25 YEARS



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IN WITNESSES WHEREOF the **PARTIES** hereunto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED
By the Parties at Kolkata
In the presence of :

WITNESSES :-

- 1) Md. Shami Akbar.
2/0 Lt MD Yasin.
60/4/15 Dr. S. B. Road.
KOL 700023

Global Mercantile Pvt. Ltd.
Director
HTC FINANCE PVT. LTD.
Saidul Chowdhury
Authorised Signatory

Signature of the OWNERS/
VENDORS

- 2) Sumon Choudhury
S/O Santosh Kumar Choudhury
19/8, Purbachal Bidhan Road,
P.O. - Haldia,
Kolkata - 700078

Panchmahal Realtors Pvt. Ltd.
Rabind Sengupta
Director
Panchpushop Construction Pvt. Ltd.
Rabind Sengupta
Director
Jhilmil Complex Pvt. Ltd.
Rabind Sengupta
Director

Drafted by me & prepared in my office :

Md. Waqwar

{Md, waqwar}

Advocate
Alipore Judges' Court,
Kolkata- 700 027
Reg No. 1419/2001

Computer Print by me :

S. Padhan

Alipore Judges' Court, Kol- 27

W. H. Chowdhury
S.S. Construction
Partner
Mou Edr

Signature of the PURCHASERS

10/8

Handwritten text, possibly a name or address, including "ADINA" and "15-12".

Handwritten text, possibly a name or address, including "ADINA" and "15-12".



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MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 15,60,00,000/- (Rupees Fifteen Crore Sixty Lacks) from the within named PURCHASERS being the amount in full and final payment of consideration money under these presents as mentioned below :-

<u>Cheque/RTGS</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>Amount</u>
000027	18.6.16	Canara-Teghoria	Rs. 1,00,00,000/-
000025	18.6.16	Canara-Teghoria	Rs. 1,00,00,000/-
000032	18.6.16	Canara-Teghoria	Rs. 80,00,000/-
000033	18.6.16	Canara-Teghoria	Rs. 5,00,000/-
000028	28.7.16	Canara-Teghoria	Rs. 1,50,00,000/-
000026	28.7.16	Canara-Teghoria	Rs. 1,00,00,000/-
000034	28.7.16	Canara-Teghoria	Rs. 1,00,00,000/-
465910	8.8.16	Syndicate	Rs. 2,00,00,000/-
		Circus Avenue	
465911	10.8.16	Syndicate	Rs. 54,43,000/-
		Circus Avenue	
R.T.G.S-	9.8.16	Canara-Teghoria	Rs. 1,66,00,000/-
R.T.G.S-	9.8.16	Canara-Teghoria	Rs. 32,00,000/-
R.T.G.S-	9.8.16	Canara-Teghoria	Rs. 1,92,00,000/-
000028	10.8.16	Canara-Teghoria	Rs. 27,76,000/-
000029	10.8.16	Canara-Teghoria	Rs. 1,21,88,000/-
000036	10.8.16	Canara-Teghoria	Rs. 70,48,000/-
000032	10.8.16	Canara-Teghoria	Rs. 24,85,000/-
000030	10.8.16	Canara-Teghoria	Rs. 20,00,000/-
By way of T.D.S			Rs. 15,60,000/-
Total =			<u>Rs.15,60,00,000/-</u>

Total = (Rupees Fifteen Crore Sixty Lacks) only

WITNESSES :-

1) *Md. Sharif Akter*

Global Mercantile Pvt. Ltd.
Mu Ahsan
Director

HTC FINANCE PVT. LTD.

Saidul Chowdhury
Authorised Signatory

Signature Of The **VENDORS**

2) *Aamun Choudhury*



সংখ্যা- ১৩১৫/১৪



District Sub-Registrar-III
Alipore, South 24 Parganas

10 AUG 2016



✓

District Sub-Registrar-II
Alipore, South 24 Parganas

10 AUG 2016



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name *Abdullah Nohorudin Kadir*

Signature *Abdullah Nohorudin*

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left hand					
right hand					

Name

Signature

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left hand					
right hand					

Name

Signature

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left hand					
right hand					

Name

Signature

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Handwritten text in the middle section of the page, continuing the cursive script.

Handwritten text in the bottom section of the page, including a signature and possibly a date.



District Sub-Registrar-III
Alipore, South 24 Parganas

10 AUG 2016



Name .. DILIP KUMAR AGARWAL

Signature *Dilip Kumar Agarwal*

Director

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left hand					
right hand					



Name SARBAL CHOUDHURY
FINANCE PVT. LTD.

Signature *Sarbal Choudhury*

Authorised Signatory

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left hand					
right hand					



Name ..RABUL ISLAM GAIN

Signature .. *Rabul Islam Gain*

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left hand					
right hand					



Name ..ANASIR AKHTAR

Signature *Anasir Akhtar*

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left hand					
right hand					

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201617-001787786-1 Payment Mode: Online Payment
GRN Date: 08/08/2016 08:49:34 Bank: State Bank of India
BRN: CKA1921718 BRN Date: 08/08/2016 09:06:23

DEPOSITOR'S DETAILS

Name: Global Mercantile Pvt Ltd Id No.: 16031000286310/3/2016
Contact No.: Mobile No.: +91 9434044444
E-mail: dinesag@hotmail.com [Query No./Query Year]
Address: Sunny Tower, Sevoke Road, Siliguri-734001
Applicant Name: Mr Md Waquar
Office Name: Office Address: Seller/Executants
Status of Depositor: Purpose of payment / Remarks: Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16031000286310/3/2016	Property Registration- Stamp duty	0030-02-103-003-02	10924638
2	16031000286310/3/2016	Property Registration- Registration Fees	0030-03-104-001-16	1716761

In Words : Rupees One Crore Twenty Six Lakh Forty One Thousand Three Hundred Ninety Nine only **Total** 12641399

Major Information of the Deed

Deed No :	I-1603-03782/2016	Date of Registration	8/10/2016 1:51:28 PM
Query No / Year	1603-1000286310/2016	Office where deed is registered	
Query Date	27/07/2016 2:57:19 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Md Waquar Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830248599, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 15,60,00,000/-	Rs. 15,60,65,969/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,09,25,638/- (Article:23)	Rs. 17,16,761/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Tiljala Road, Road Zone : (4no. Bridge -- Picnic Garden Rd (Wrd no. 65 & 66)) , , Premises No. 250, Ward No: 65

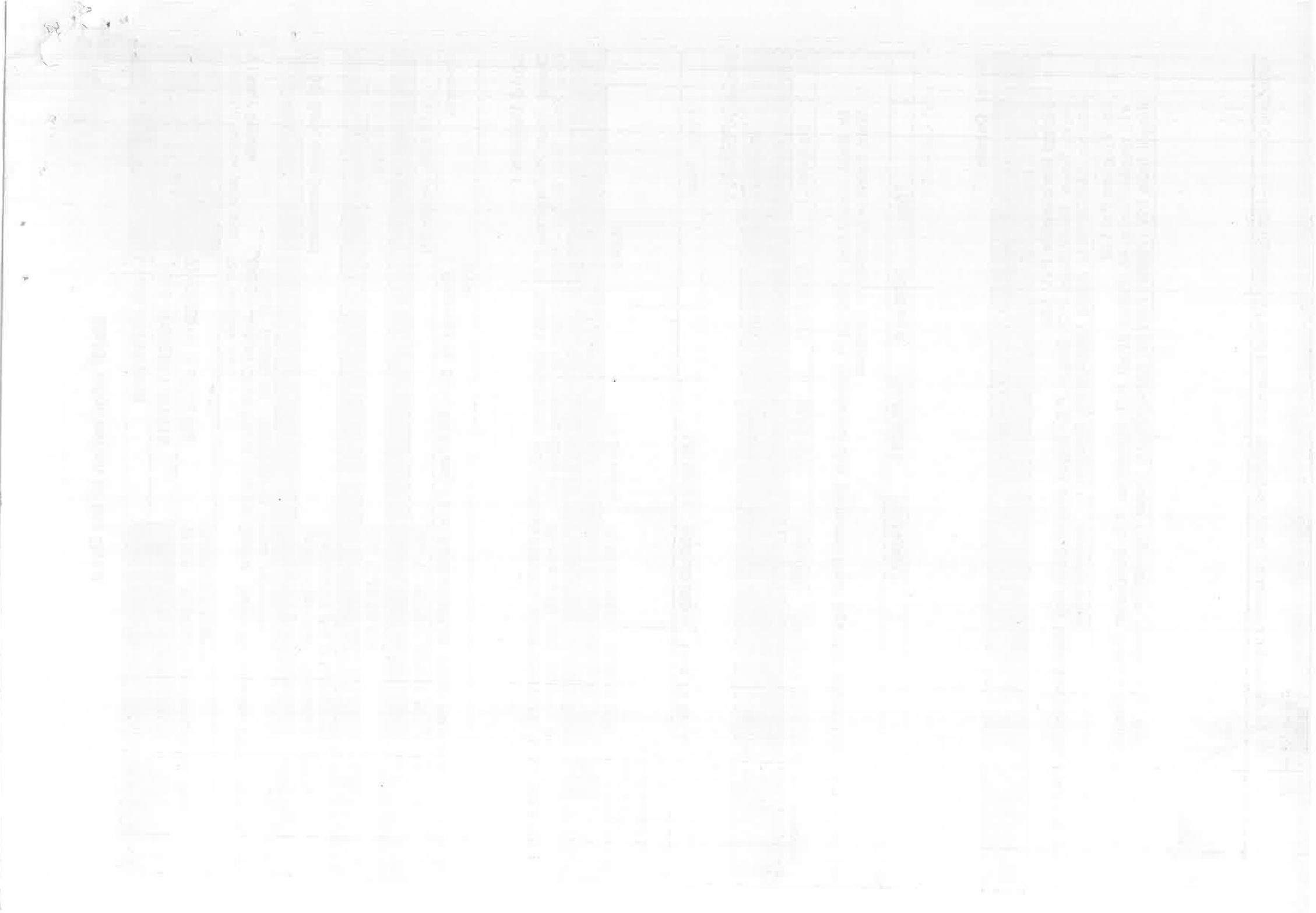
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SelfForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		73.33 Katha	15,50,00,000/-	15,50,15,969/-	Width of Approach Road: 20 Ft., Encumbered by Tenant,
Grand Total :						120.99Dec	1550,00,000 /-	1550,15,969 /-

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3500 Sq Ft.	10,00,000/-	10,50,000/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 3500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		3500 sq ft	10,00,000 /-	10,50,000 /-	

Seller Details :










SI No	Name,Address,Photo,Finger print and Signature
1	Global Merchantile Pvt. Ltd Sunny Tower, Sevok Road, P.O.- Silihuri, P.S.- Silihuri, District:-Darjeeling, West Bengal, India, PIN - 734401 PAN No. AACCG1091J, Status :Organization, Executed by: Representative
2	Htc Finance Pvt Ltd 410, Swaika Centre, 4A, Pollock Street, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AABCH3562N, Status :Organization, Executed by: Representative



Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Panchmahal Realtors Private Limited Mukul Shanti Garden, Jogerdanga, Rajarhat, Block/Sector: Block- 02, Flat No: B,5th Floor, P.O.- Rajarhat Gopalpur, P.S.- Airport, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700136 PAN No. AAHCP3223C, Status : Organization</p>
2	<p>Panchpushap Construction Private Limited Mukul Shanti Garden, Jogerdanga, Rajarhat, Block/Sector: Block- 02, B, 5th Floor, P.O.- Rajarhat Gopalpur, P.S.- Airport, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700136 PAN No. AAHCP3224F, Status : Organization</p>
3	<p>Jhilmil Complex Private Limited Mukul Shanti Garden, Jogerdanga, Rajarhat, Block/Sector: Block- 02, B, 5th Floor, P.O.- Rajarhat Gopalpur, P.S.- Airport, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700136 PAN No. AADCJ1562A, Status : Organization</p>
4	<p>S. S. Construction 9H, Topsia Road, P.O.- Tiljala, P.S.- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039 PAN No. ACTFS1718C, Status : Organization</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Dilip Kumar Agarwal Son of Late Hansraj Agarwal Date of Execution - 10/08/2016, , Admitted by: Self, Date of Admission: Aug 10 2016, Place of Admission of Execution: Office    Sunny Tower, Sevok Road, P.O.- Siliiguri, P.S.- Siliiguri, District:-Darjeeling, West Bengal, India, PIN - 734401, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACMPA4031D, Status : Representative, Representative of : Global Merchantile Pvt. Ltd (as director)</p>
2	<p>Mr Saibal Chowdhury Son of Late Ramendra Nath Chowdhury Date of Execution - 10/08/2016, , Admitted by: Self, Date of Admission: Aug 10 2016, Place of Admission of Execution: Office    167, Subhas Nagar Bye Lane, P.O.- Subhas Nagar, P.S.- Dum Dum, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700065, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHMPC4417G, Status : Representative, Representative of : Htc Finance Pvt Ltd (as authorised signatory)</p>
3	<p>Mr Rabul Islam Gain Son of Mr Abdul Gaffar Gain Date of Execution - 10/08/2016, , Admitted by: Self, Date of Admission: Aug 10 2016, Place of Admission of Execution: Office   </p>

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The first part of the paper is devoted to a discussion of the general theory of the subject. It is shown that the theory of the subject is a special case of the theory of the subject. The theory of the subject is a special case of the theory of the subject. The theory of the subject is a special case of the theory of the subject.

The second part of the paper is devoted to a discussion of the general theory of the subject. It is shown that the theory of the subject is a special case of the theory of the subject. The theory of the subject is a special case of the theory of the subject. The theory of the subject is a special case of the theory of the subject.

The third part of the paper is devoted to a discussion of the general theory of the subject. It is shown that the theory of the subject is a special case of the theory of the subject. The theory of the subject is a special case of the theory of the subject. The theory of the subject is a special case of the theory of the subject.

The fourth part of the paper is devoted to a discussion of the general theory of the subject. It is shown that the theory of the subject is a special case of the theory of the subject. The theory of the subject is a special case of the theory of the subject. The theory of the subject is a special case of the theory of the subject.

The fifth part of the paper is devoted to a discussion of the general theory of the subject. It is shown that the theory of the subject is a special case of the theory of the subject. The theory of the subject is a special case of the theory of the subject. The theory of the subject is a special case of the theory of the subject.