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N 376859

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

District Sub-Register-III
Alipore, South 24-parganas

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## DEED OF CONVEYANCE

THIS Era; of August, 2016 (Two Thousand and Sixteen) of the Christian DEED OF CONVEYANCE is made on this the 10 day

BETWEEN

SIN SIN SO

19070

No

Re. 1000/-batse

Name:

Advocate
Alipur Judge's Court
Kolketa - 27 MOONEDY

Address: ...

VENDOR Alipur Police Court, Kol - 27 STAMP

SUBHANKAR DAS

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District Sab-Reginarar-III Alipore, South 24 Parganas

TO AUG 2016

(1) GLOBAL MERCHANTILE (P) LTD, a company incorporated under Permanent registered office at Sunny Tower, Sevok Road, Police Station - Siliguri, Siliguri, Siliguriat Sunny Tower, faith- Hindu, by occupation- Business, by nationality- Indian, residing AGARWAL, (PAN- ACMPA4031D), son of Late Hansraj Agarwal, by (PAN- AABCH3562N) and having its registered office at 410, Swaika Companies SAIBAL Authorised excluded by or repugnant to the context or subject, shall mean and and referred to as the "VENDORS" (which term or expression, unless District: North 24 Parganas, hereinafter jointly and collectively called nationalityprovisions Office-LTD, Chowdhury, Subhas 4A, CHOWDHURY, (PAN- AHMPC4417G), son of Late Ramendra Account No. Act, Kolkata- 700001, District:- Kolkata and represented by its Signatory as per resolution dated a company incorporated under Indian, residing at Pollock Street, successor Siliguri, of the Nagar, one 1956, having Income Tax Permanent Account No. 734401, Sevok Road, Post officeby faithof its Companies or Police District:-(PAN District- Darjeeling, and (2) HTC FINANCE successors-in-interest Police Director namely Station- DumDum, Kolkata- 700065, Hindu, 167, Subhas Act, Darjeeling, AACCG1091J) Stationbу 1956, occupation-Siliguri, Burabazar, the provisions of the Nagar Bye MR. DILIP KUMAR having West 21/07/2016, and and having its Police assigns) Bengal, Income Post Service, Station-Office-



Cispict Sub-Register.III
Alipore, South 24 Parganas

## AND

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



Alipore, South 24 Parganess

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Road, office- Rajarhat-Gopalpur, Police Station-(PAN-AADCJ1562A) and having its registered office at Mukul Shanti Topsia West-Bengal, occupation- Business, by nationality- Indian, residing at Vill & Post-(PAN-ANBPG1674J), Garden, Flat No. District: South 24 Parganas, represented through its Two Partners (1) (PAN-ACTFS1718C) and having its registered office Gokulpur, Police Station- Swarupnagar, District: 24 Parganas (North), Police Station-Tiljala, Kolkata - 700039, District: nationality- Indian, residing at 9H, Topsia Road, MR. MOHAMMED MANZAR KARIM, (PAN-ATLPK7914Q) son of Late Stationsuccessor or successors-in-interest and assigns) of the OTHER hereinafter jointly "PURCHASERS" (which NASIM by occupation- Business, by nationality- Indian, residing at 71, Road Post Office-Topsia, Kolkata-700046, District: South 24 Parganas and (2) Act, through one AKHTAR, (PAN-ACXPA0965B) son of Md. llyas, by faithcompany (South), Post Office-Pin-1956, ĥ bу context and collectively Tiljala, Police Station- Tiljala, Kolkata 5th Floor, Block- 02, Jogerdanga, Rajarhat, Post 743286 son of Abdul Gaffar Gain, by faith- Islam, having faithhaving Income of its and Islam, Income or expression, Director subject, (4) called Gobinda Khatick by Tax Tax Permanent Account No. S MR shall occupation-Airport, Kolkata-Permanent and referred RABIUL ISLAM GAIN mean unless South 24 Parganas Post Office- Tiljala, and excluded at 9H, Topsia Business, Road, Account include to - 700039 700156 as Police by 20



District Sub-Registrar-III
Alipore, South 24 Pergana\*

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

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



Alipore, South 14 Pargana.

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

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

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



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

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

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



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

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

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



District Suth-Regissur-III
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from all encumbrances and charges; and outgoings and had been enjoying the said property, free

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



District Sub-Registras-III Alipore, South 24 Parganas

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

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



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

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

decided to sell and dispose off being ALL THAT piece and parcel of total FINANCE dilapidated R.T. peaceful possession WHEREAS PVT. LTD, the present Owners/Vendors herein while had been measuring about shed thus the structure and enjoyment of their aforesaid property have GLOBAL a measuring an area 73.33 MERCHANTILE Cottahs ٥ŗ (seventy P) about 3500 Square together LTD, with and point HTC



District Sub-Registrar III Alipore, South 24 Parganas

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

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

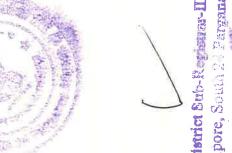


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Alipore, Schib 24 Parganas
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all rights, title, interest, shares and possession in respect of the said together with all easement rights over the common passage, including Crores Sixty Lacks) only, free from all encumbrances and charges; and at a total fixed consideration of Rs.15,60,00,000/- (Rupees Fifteen plot of land, along with tenants in the said premises thereto at and for

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

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



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



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



Alipore, South 24 Parganas

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



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

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



Allpore, South 24 Pergans.

N. O. NO. 24 Pergans.

expenses for completion of the sale shall be borne by the Vendors. BE TI MENTIONED that the Stamp duty and registration

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

## SCHEDULE ABOVE REFERRED TO

## Description of the property hereby conveyed)

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



District Sub-Registrat-III Alipore, South 24 Pargauss

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

On the NORTH By premise No. 147 Tiljala Road;

On the SOUTH By premises No. 35, Tiljala Road;

On the EAST : By 20' feet wide Tiljala Road;

On the WEST : By the Railway Line;

### SCHEDULE OF THE TENANTS

'n	4.	ώ	2.	1.	SL. No.
MASOOD ALAM	ASIF NADEEM	NEHALUR RAHMAN	MD JAWED ANWER	OM PRAKASH	Name of the Tenant
567	523	335	440	355	Rent
25 YEARS	25 YEARS	30 YEARS	30 YEARS	35 YEARS	Year of Tenancy



Alipore, South 24 Pergames
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IN WITNESSES WHEREOF the PARTIES hereunto have set and subscribed their respective hands and seals on the day, month and

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

### WITNESSES:

al Mercantile Pvt. Ltd.

又67 Md. Show 700023 S. B. Road Yasin. なれなと

> The Hammaco HTC FINANCE PVT. LTD. Authorised Signatory Chundhary

2) Soumer Charbhory S/o Santesh Kuman Chowdhuzy Kolkasta - 7000 78 P.O. - Haltu, 19/8, Purbachal Bidhun Road,

Cabrid Scham Grie

Director

Drafted by me & prepared in my office :

Mel. Wagnar

{Md, waquar}

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

Computer Print by me : 5. Redhor

Alipore Judges' Court, Kol- 27

Man san Construction

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Partner

Signature of the **PURCHASERS** 

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District Stub-Registree-III
Alipore, South 24 Perganas

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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

	000030 By way of T.D.S	000036 000032	000028	R.T.G.S-	R.T.G.S-	465911	465910	000026 000034	000028	000032	000025	000027
	10.8.16	10.8.16	10.8.16	9.8.16	0 % 16	10 8 16	8.8.16	28.7.16	18.6.16 28.7.16	18.6.16	18.6.16	18.6.16
Total =	Canara-Teghoria	Canara-Teghoria Canara-Teghoria	Canara-Teghoria Canara-Teghoria	Canara-Teghoria	Circus Avenue	Circus Avenue	Canara-Teghoria Syndicate	Canara-Teghoria	Canara-Teghoria	Canara-Teghoria	Canara-Teghoria	Bank & Branch
Rs.15,60,00,000/-	Rs. 24,85,000/- Rs. 20,00,000/- Rs. 15,60,000/-	. н	Rs. 1,92,00,000/- Rs. 27,76,000/-	Rs. 1,66,00,000/- Rs. 32,00,000/-	Rs. 54,43,000/-	ks. 4,00,00,000/-	Rs. 1,00,00,000/-	Rs. 1,00,00,000/-	4	Rs. 80,00,000/-		Amount

Total = (Rupees Fifteen Crore Sixty Lacks) only

WITNESSES ..

1) Md. Charing wtor

Stobal Wercantile Per Lid. Director

========<del>Autbo</del>rised Signatory HTC FINANCE PVT. LTD. pailed chundhavery

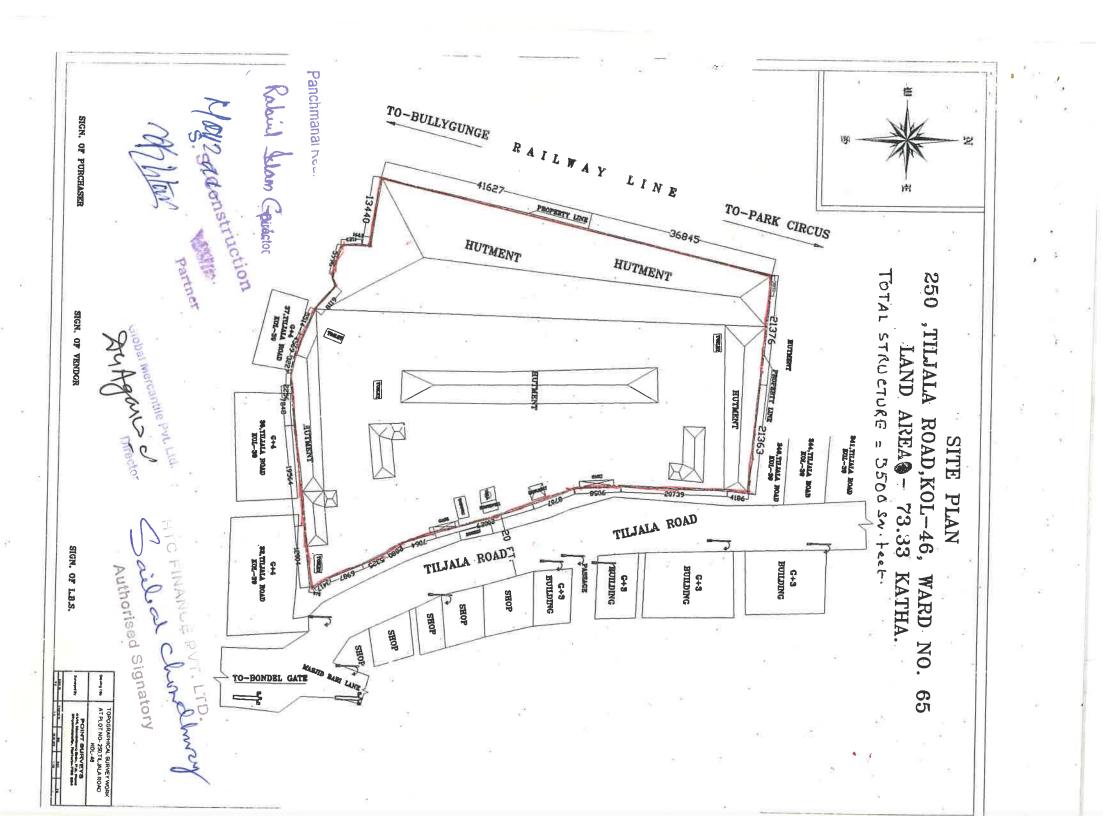
2) Semmer Charthury

Signature Of The VENDORS



Mistrict Sub-Rogister-III
Alipore, South 24 Parganas

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

Name Memory 1 Kou

Signature

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

Signature

PHOTO  right hand			Thumb	1 <sup>st</sup> finger	1st finger Middle Finger Ring Finge	Ring Finger Small Finge
		left hand				
	PICIO C	right hand	* . * .		9	

Signature ..

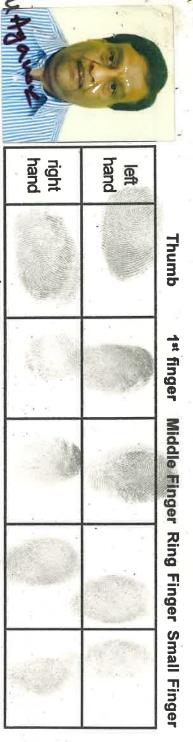
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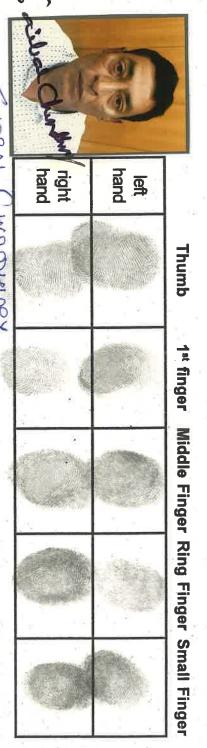
District Sub-Kegnerer-III

1 0 AUG 2016"



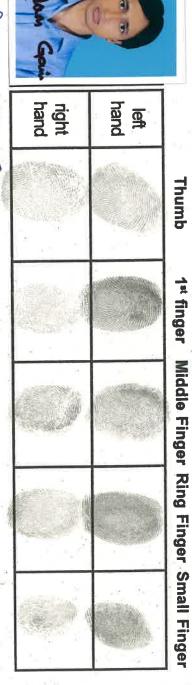
Name ...D.11L Suffered C AMARWA

Signature Director

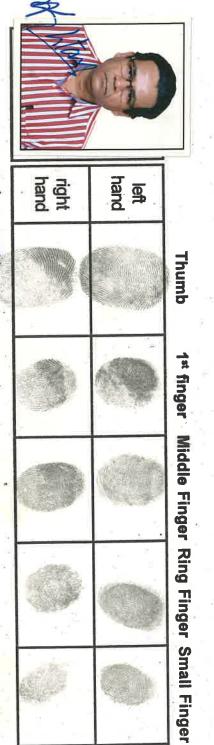


Name SAGBAL CHONDHURY VII. LTD.

Signature Signature Authorised Signatory



Signature Rabint Asham Spin Name RABUL ISLAM GAIN



Signature Name ...MASIM.... OR Liber AKHTAK



District Duo-regissist-III
Alipore; South 24 Parganas

No AUG WITH

## Govt. of West Bengal

# Directorate of Registration & Stamp Revenue

e-Challan

GRN: 19-201617-001787786-1

Payment Mode

Online Payment

BRN: GRN Date: 08/08/2016 08:49:34 CKA1921718

> Bank: State Bank of India

BRN Date: 08/08/2016 09:06:23

No.: 16031000286310/3/2016

DEPOSITOR'S DETAILS

Contact No.: Name: Global Mercantile Pvt Ltd

E-mail:

dinesag@hotmail.com

Address:

Mobile No.: +91 9434044444

Applicant Name: Mr Md Waquar Sunny Tower, Sevoke Road, Siliguri-734001

Office Name:

Status of Depositor: Office Address: Seller/Executants

Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

1 16031000286310/3/2016 2 16031000286310/3/2016	No. Identificatio
016 Property Registration-Stamp duty 016 Property Registration-Registration	ation Head of A/C Description
0030-02-103-003-02 - 0030-03-104-001-16	Head of A/C
10924638 1716761	Amount[ ₹]

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

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### Major Information of the Deed

Deed No:	1-1603-03782/2016	Date of Registration	8/10/2016 1:51:28 PM
Query No / Year	1603-1000286310/2016	Office where deed is registe	jistered
Query Date	27/07/2016 2:57:19 PM	D.S.R III SOUTH 24-PARGANAS, District: South 24-Parganas	RGANAS, District:
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	, District : South 24-Pargan Status :Advocate	as, WEST BENGAL, PIN
Transaction		Additional Transaction	
[0101] Sale, Sale Document	ī	[4305] Other than Immovable Declaration [No of Declaration	able Property, ation : 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),	(1), E, M(b), H)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	m the applicant for issuing	the assement slip.(Urban

#### **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

	1550,15,969 /-	120.99Dec 1550,00,000 /- 1550,15,969 /-	120.99Dec			Grand Total:	Grand	
Tenant,								
Encumbered by								
Road: 20 Ft.,								!
Width of Approach	15,50,15,969/-	73.33 Katha   15,50,00,000/-  15,50,15,969/-	73.33 Katha		Bastu			_
-					11000000	MULLIPEL	ISCHIDE	INC
	Value (In Rs.)	Value (In Rs.) Value (In Rs.)		ROR	No Nimber Nimber Proposed	Number	Number	2
Other Details	Warket	Setron	Area of Land	Land Use		Khatian	Sch Plot	Sch
Othor Dotaile	Manual Cont	1						
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#### Structure Details:

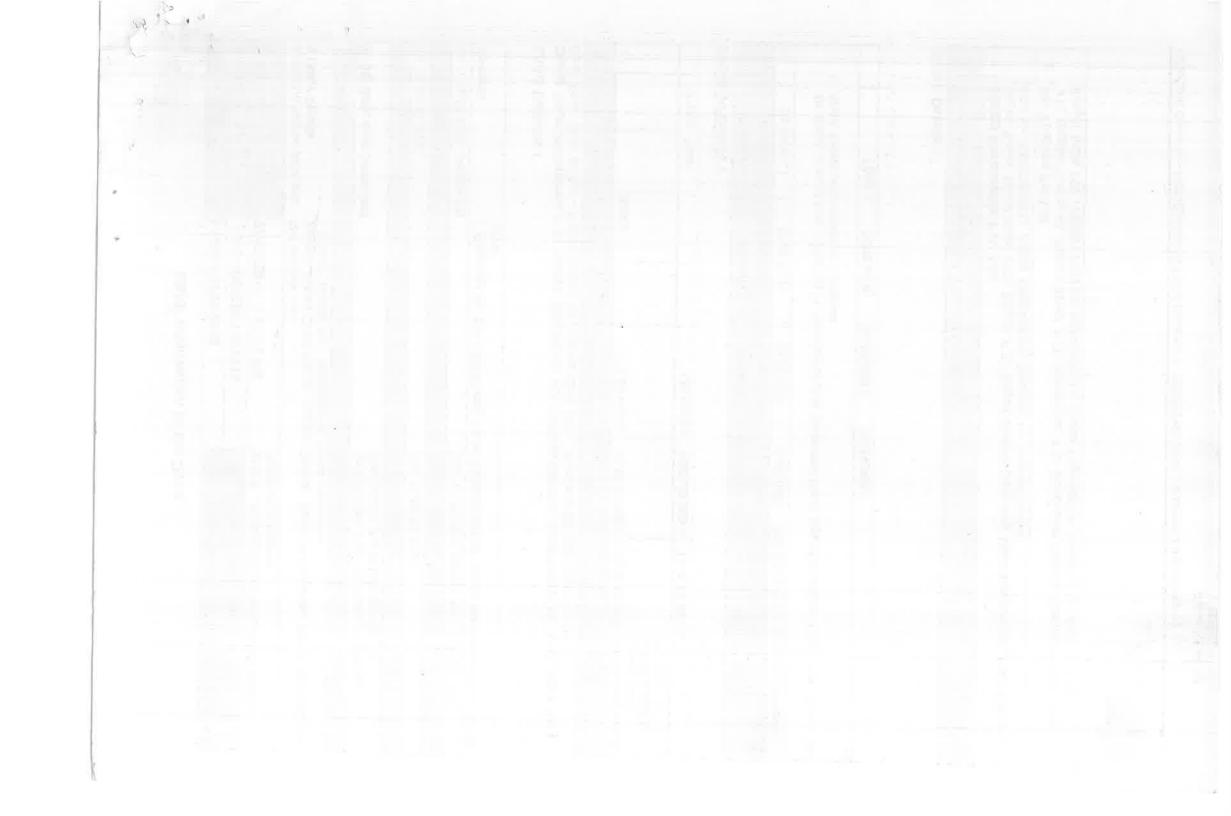
055	Carrie o Domine				
Sch	Structure	Area of	Setforth	Market value	Other Details
No	Details	Structure	Value (in Rs.)	(In Rs.)	
S1	On Land L1	3500 Sq Ft.	10,00,000/-	10,50,000/-	10,50,000/- Structure Type: Structure Tenanted,

Gr. Floor, Area of floor : 3500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed. Extent of Completion: Complete

10,50,000 /-	10,00,000 /-	3500 sq ft	Total:	
	α	pletion, complete	Shed, Extent of Completion, Complete	

#### Seller Details:

No IS	Name,Address,Photo,Finger print and Signature
_	Global Merchantile Pvt. Ltd Sunny Tower, Sevok Road, P.O:- Siliguri, P.S:- Siliguri, 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



1

S S	Name,Address,Photo,Finger print and Signature
_	Panchmahal Realtors Private Limited  Mukul Shanti Garden, Jogerdanga, Rajarhat, Block/Sector: Block- 02, Flat No: B,5th Floor, P.O:- Rajarhat
l k	Gopalpur, P.S Airport, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700136 PAN No. AAHCP3223C, Status:Organization
2	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
ω	Jhilmil Complex Private Limited
	Airport, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700136 PAN No. AADCJ1562A, Status
	:Organization
4	9H Tonsia Road P O Tiliala P S Tiliala Kolkata District:-South 24-Parganas, West Bengal, India, PIN -
	700039 PAN No. ACTFS1718C, Status :Organization

### Representative Details:

											No IS
ω					2				_	0 -	
34	Mr Rabiul 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	Name	167, Subhas Nagar Bye Lane, P.O:- Subhas Nagar, P.S:- Dum Dum, Kolkata, Distriction Parganas, West Bengal, India, PIN - 700065, Sex: Male, By Caste: Hindu, Occupation of: India, PAN No. AHMPC4417G, Status: Representative, Representative Ltd (as authorised signatory)		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	Name	Sunny Tower, Sevok Road, P.O:- Silliguri, P.S:- Siliguri, District:-Darjeeling, West Be 734401, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN N Status: Representative, Representative of: Global Merchantile Pvt. Ltd (as director)		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	Name	Name,Address,Photo,Finger print and Signature
Aug 10 2016 1:57PM	CO	Photo	P.O:- Subhas N. PIN - 700065, S MPC4417G, Stat	Aug 10 2016 1:58PM		Photo	ad, P.O:- Silliguri, P.S:- Silliguri, District:-Dar Caste: Hindu, Occupation: Business, Citizen Representative of: Global Merchantile Pvt.	Aug 10 2016 1:53PM		Photo	rint and Signature
LTI Aug 10 2016 1:57PM		Finger Print	agar, P.S:- Dum sex: Male, By Ca tus : Representat	LTI Aug 10 2016 1:59PM		Finger Print	Siliguri, District: on: Business, Citi obal Merchantile	LTI Aug 10 2016 1:54PM		Finger Print	
Aug 10 2016 1:58PM	Radoul Islam (sain	Signature	Nagar, P.S:- Dum Dum, Kolkata, District:-North 24- , Sex: Male, By Caste: Hindu, Occupation: Business, tatus : Representative, Representative of : Htc Finance Pvt	Aug 10 2016 1:59PM	Sailat Chandmay	Signature	Sunny Tower, Sevok Road, P.O:- Silliguri, P.S:- Siliguri, 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)	Aug 10 2016 1:54PM	Du Plant 6-1	Signature	

