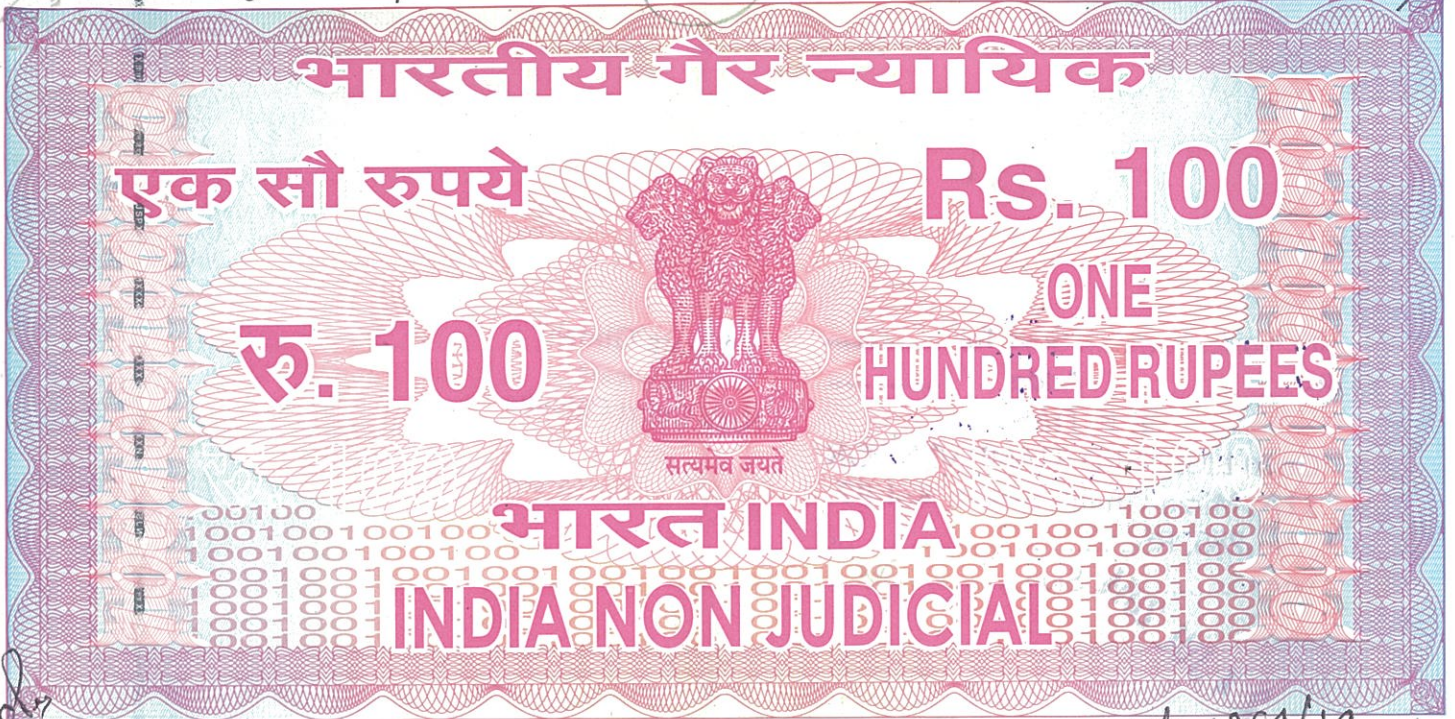


06987/A

(E) 15

I-07639/14



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N/c-1564/14
T 061046

S-17397/14
NWTy 14032 605r

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

[Signature]
Additional Registrar
of Assurances-1, Kolkata
19. 8. 14

CONVEYANCE

1. Date: 7th day of August, 2014
2. Place: Kolkata
3. Parties:
 - 3.1 **Sova Chatterjee**, wife of Deb Kumar Chatterjee, residing at 109/B, Tollygunge Road, Kolkata-700033, Police Station Tollygunge
(Vendor, includes successors-in-interest)

Jr. 250
Jy 400

650

67037

SL No..... Sold To.
Rs. Addrs
P. K. DAS
(Govt) LICENSED STAMP VENDOR
11A, Mirza Ghalib Street, Kol-87
L. No-285, RS.....
Date..... Sign.....

Sujata Ghosh
Advocate
High Court Calcutta

24 JUL 2014

Maheeh Perwal

4513



MAHEEH PERWAL MERCANTILE PVT. LTD.

Maheeh Perwal (MAHEEH PERWAL)
Director

4514



Handwritten signature/initials

Mukul Mukherjee
wife of Paritosh Mukherjee
52, Beach 'D',
New Alipore
PS, Kolkata
New Alipore
House wife



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
7 AUG 2014

And

- 3.2 **Dhanlaxmi Mercantile Private Limited**, a company incorporated under the provision of Companies Act, 1956, having its registered Office at Room No. 18, 5th Floor, 20B, British India Street, Kolkata-700069 [**having INCOME TAX PAN AACCD6713C**], being represented by director Mahesh Periwal son of Late Bijoy Kumar Periwal

(Purchaser, includes successors-in-interest, assign/s and nominee/s)

Vendor and Purchaser collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Agreement

- 4.1 **Said Property:** Undivided 50% (fifty percent) share in land measuring 3 (three) *cottah* 14 (fourteen) *chittack* and 40 (forty) square feet, more or less, such 50% (fifty percent) share in the Said Land being equivalent to 1 (one) *cottah* 15 (fifteen) *chittack* and 20 (twenty) square feet, more or less, situate, lying at and being Municipal Premises No.23A/652B, Diamond Harbour Road also known as Plot No. 652, Block O, New Alipore, comprised in the eastern part of Plot No. 652, Kolkata-700053, Police Station New Alipore, within Ward No.81 of Kolkata Municipal Corporation, Sub-Registration District Alipore, District South 24 Parganas, **together with** 1 (one) RT shed structure standing thereon measuring 100 (one hundred) square feet, more or less, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor in the above property, more fully described in the **Schedule** below (**Said Property**).

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:

- 5.1.1 **Ownership of Saraju Bala Mukherjee:** By a Deed of Conveyance dated 8th April, 1953, registered in the Office of the Sub-Registrar, Alipore, in Book No. I, Volume No. 32, at Pages 206 to 212, being Deed No.2308 for the year 1953, Saraju Bala Mukherjee purchased land measuring 3 (three) *cottah* 14 (fourteen) *chittack* and 40 (forty) square feet, more or less, situate, lying at and being Municipal Premises No. 23A/652B, Diamond Harbour Road also known as Plot No. 652, Block O, New Alipore, Kolkata-700053, Police Station New Alipore, within Ward No.81 of Kolkata Municipal Corporation, Sub-Registration District Alipore, District South 24 Parganas (**Mother Property**).

- 5.1.2 **Gift to Monotosh Mukherjee:** By a Deed of Gift dated 8th November, 1967, registered in the Office of the Joint Sub-Registrar, Alipore at Behala, in Book No. I, Volume No. 103, at Pages 147 to 153, being Deed No. 6421 for the year

1967, Saraju Bala Mukherjee gifted the entirety of the Mother Property to her son Monotosh Mukherjee.

- 5.1.3 **Demise of Monotosh Kumar Mukherjee:** Monotosh Kumar Mukherjee, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate and issueless on 1st December, 2011, leaving behind him surviving his only brother Paritosh Kumar Mukherjee and only sister Shobha Chatterjee (the Vendor herein), as his only legal heir and heiresses [his wife Sipra Mukherjee having predeceased him on 1st March, 2009]. Pertinent to mention herein that, his other brother Santosh Kumar Mukherjee died on 25th July, 1998 and sister Latika Banerjee died on 15th March, 2001, thus, both of them have predeceased him].
- 5.1.4 **Absolute Ownership:** In the aforesaid circumstances, Shobha Chatterjee (the Vendor herein) and Paritosh Kumar Mukherjee have become the absolute owners of the Mother Property, each of them having an undivided $\frac{1}{2}$ (half) share therein. Hence, Shobha Chatterjee (the Vendor herein) has become the absolute owner of undivided $\frac{1}{2}$ (half) share of the Mother Property, i.e. the Said Property, being land measuring 1 (one) *cottah* 15 (fifteen) *chittack* and 20 (twenty) square feet, more or less, being the subject matter of sale.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Preemption:** No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.

- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same from the Vendor.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, i.e. undivided 50% (fifty percent) share in land measuring 3 (three) *cottah* 14 (fourteen) *chittack* and 40 (forty) square feet, more or less, such 50% (fifty percent) share in the Said Land being equivalent to 1 (one) *cottah* 15 (fifteen) *chittack* and 20 (twenty) square feet, more or less, situate, lying at and being Municipal Premises No.23A/652B, Diamond Harbour Road also known as Plot No. 652, Block O, New Alipore, comprised in the eastern part of Plot No. 652, Kolkata-700053, Police Station New Alipore, within Ward No.81 of Kolkata Municipal Corporation, Sub-Registration District Alipore, District South 24 Parganas, **together with** 1 (one) RT shed structure standing thereon measuring 100 (one hundred) square feet, more or less **and together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a total sum of Rs.1,40,00,000/- (Rupees one crore and forty lac) (**Consideration**) paid by the Purchaser to the Vendor, receipt of which the Vendor herein as well as in Receipt of Memo below, written, admits and acknowledges.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutter*s, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest by reason of the aforesaid.

8.2.4 **Transfer of Property Act:** all obligations and duties of vendors and vendees as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** the Vendor hereby declares and confirms that, the Vendor hereby delivers vacant and peaceful possession of the Said Property to

the Purchaser and hereinafter the Purchaser shall be entitled to hold, possess and enjoy the Said Property.

- 8.4 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.5 **No Objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.6 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or Purchaser's successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule
(Said Property)**

Undivided 50% (fifty percent) share in land measuring 3 (three) *cottah* 14 (fourteen) *chittack* and 40 (forty) square feet, more or less, such 50% (fifty percent) share in the Said Land being equivalent to 1 (one) *cottah* 15 (fifteen) *chittack* and 20 (twenty) square feet, more or less, situate, lying at and being Municipal Premises No.23A/652B, Diamond Harbour Road also known as Plot No. 652, Block O, New Alipore, Kolkata-700053, comprised in the eastern part of the Plot No. 652, Police Station New Alipore, within Ward No.81 of Kolkata Municipal Corporation, Sub-Registration District Alipore, District South 24 Parganas, **together with** 1 (one) RT shed structure standing thereon measuring 100 (one hundred) square feet, more or less, and the Plot No. 652 is delineated in **Plan** attached hereto and boarded in colour **Red** thereon and butted and bounded as follows:

On The North	: By Plot Nos. 676 and 675
On The East	: By Plot No.653
On The South	: By Tollygunge Circular Road
On The West	: By Plot No.651

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.1,40,00,000/- (Rupees one crore and forty lac) towards Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Cheque No.	Date	Bank	Amount (Rs.)
339989	07.08.14	ICICI	8,60,000
339987	07.08.14	ICICI	25,00,000
339986	"	"	25,00,000
339985	"	"	40,00,000
339984	"	"	40,00,000
		Cash	1,40,000
			1,40,00,000/-

କୋଷୀ ବସନ୍ତ କୁମାର

[Vendor]

Witnesses:

Signature

Michael Mulyan

Name

Michael Mulyan

Signature

କୋଷୀ ବସନ୍ତ କୁମାର

Name

କୋଷୀ ବସନ୍ତ କୁମାର

9. Execution and Delivery

9.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

[Handwritten signature in Devanagari script]

[Vendor]

DHANLAXMI DHANU CANTILE PVT. LTD. PVT. LTD.

Mahesh Kumar

Director Director

[Purchaser]

Witnesses:

Signature *[Handwritten signature]*
Name *Paritosh Mulshayee*
Father's Name *Paritosh Mulshayee*
Address *652 block 00
New K. H. Pura*

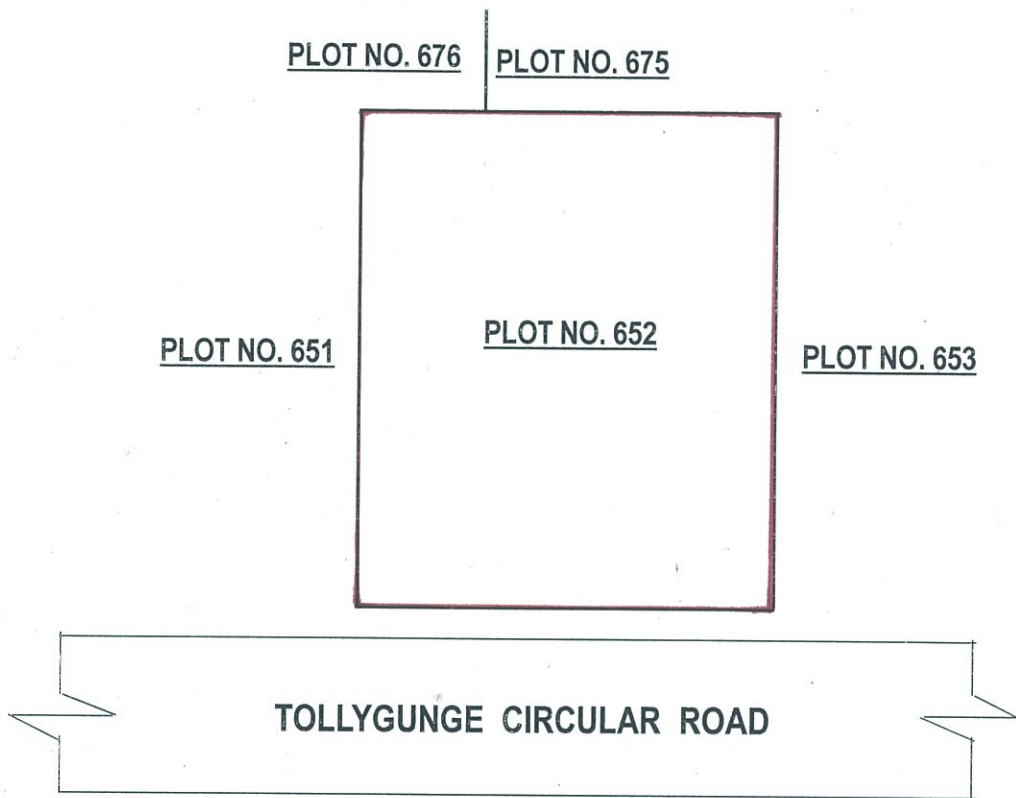
Signature *[Handwritten signature]*
Name _____
Father's Name *[Handwritten name]*
Address *[Handwritten address]*
[Handwritten PIN code]

Drafted By & Read over
Sujata Ghosh, Advocate

SITE PLAN

SITE PLAN OF PREMISES NO. 23A/652B, DIAMOND HARBOUR ROAD,
KOLKATA- 700053 BEING THE EASTERN PORTION OF PLOT NO. 652.

AREA : MORE OR LESS (MARKED WITH RED BORDER)



Handwritten signature in blue ink

SIGNATURE OF VENDOR(S)

DHANLAXMI MERCANTILE PVT. LTD.

Handwritten signature in black ink

Director

SIGNATURE OF PURCHASER(S)

Traced by:
T. Ghosh
19, O.P. St., Kol-1

SPECIMEN FORM TEN FINGER PRINTS

S/ No. Signature of the executants and/or purchaser Presentants



Handwritten signature in blue ink

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Handwritten signature in black ink

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



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

Endorsement For Deed Number : I - 07639 of 2014
(Serial No. 06987 of 2014 and Query No. 1901L000017397 of 2014)

On 07/08/2014

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

Presented for registration at 18.50 hrs on :07/08/2014, at the Private residence by Mahesh Periwal, Claimant.

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

Execution is admitted on 07/08/2014 by

1. Sova Chatterjee, wife of Deb Kumar Chatterjee , 109/ B, Tollygunge Road, Kolkata, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700033, By Caste Hindu, By Profession : House wife
2. Mahesh Periwal
Director, Dhanlaxmi Mercantile Pvt. Ltd., 20 B, British Indian Street, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700069.
, By Profession : Others

Identified By Mukul Mukherjee, wife of Paritosh Mukherjee, O, 652, New Alipore, Kolkata, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste: Hindu, By Profession: House wife.

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 09/08/2014

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.-1,40,32,605/-

Certified that the required stamp duty of this document is Rs.- 982302 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 18/08/2014

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

Registration Fees Rs. 1,54,450/- paid online on 07/08/2014 10:43AM with Govt. Ref. No. 192014150005845241 on 07/08/2014 10:33AM, Bank: State Bank of India, Bank Ref. No. CK50221711 on 07/08/2014 10:43AM, Head of Account: 0030-03-104-001-16, Query No:1901L000017397/2014

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

ADDITIONAL REGISTRAR
OF ASSURANCE-I, KOLKATA
19 AUG 2014
(Dinabandhu Roy)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



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

Endorsement For Deed Number : I - 07639 of 2014
(Serial No. 06987 of 2014 and Query No. 1901L000017397 of 2014)

- Stamp duty Rs. 9,82,292/- paid online on 07/08/2014 10:43AM with Govt. Ref. No. 192014150005845241 on 07/08/2014 10:33AM, Bank: State Bank of India, Bank Ref. No. CK50221711 on 07/08/2014 10:43AM, Head of Account: 0030-02-103-003-02, Query No:1901L000017397/2014

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 19/08/2014

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

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

Scan

GRN: 19-201415-000584524-1

Payment Mode Online Payment

GRN Date: 07/08/2014 10:33:31

Bank: State Bank of India

BRN: CK50221711

BRN Date: 07/08/2014 10:43:46

DEPOSITOR'S DETAILS

Id No. : 1901L000017397/1/2014

[Query No./Query Year]

Name : Sujata Ghosh

Contact No. :

Mobile No. : +91 9830423636

E-mail :

Address : 20b British India Street Kolkata

Applicant Name : Sujata Ghosh

Office Name : A.R.A. - I 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	1901L000017397/1/2014	Property Registration- Stamp duty	0030-02-103-003-02	982292
2	1901L000017397/1/2014	Property Registration- Registration Fees	0030-03-104-001-16	154450

Total

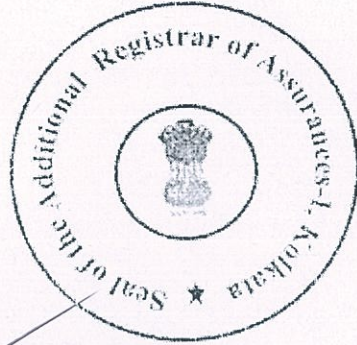
1136742

In Words : Rupees Eleven Lakh Thirty Six Thousand Seven Hundred Forty Two only

OK

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 18
Page from 2058 to 2072
being No 07639 for the year 2014.



(Dinabandhu Roy) 20-August-2014
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal