

Picnic Garden.

Deed No. 2856 for the yr. 2012

Vendor - Harihar Varma P. Ltd.

Purchaser - Palak Mercantile P. Ltd.

Siddhant Fincom P. Ltd.

(Original)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

N/C M-387/12

A 378584

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this Document

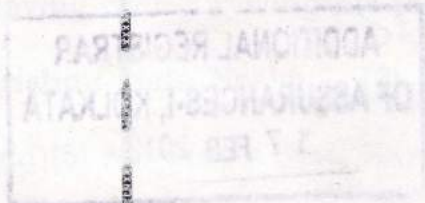
Additional Registrar of Assurances, Kolkata

30/3/12



RR.No. 006688/12  
11, 78582

THIS DEED OF CONVEYANCE made this 17<sup>th</sup> day of February 2012 (Two Thousand Twelve) BETWEEN M/S. HARIHAR VANIJYA PRIVATE LIMITED, (PAN No. AAACH9080N) a Company registered under the Companies Act, 1956 having its registered office at 87L, Park Street, Police Station Park Street, Kolkata- 700 016 previously at 2A, Shakespeare Sarani, Kolkata- 700 071 represented by its Director Sri Pradip Kumar Jain, son of Late Ghanshyam Das Jain hereinafter referred to as "**THE VENDOR**" (which term or expression shall unless



Handwritten notes and signatures at the bottom right of the page.

108486

16 FEB 2012

No..... Date.....  
Sold to **CRATTERJEE, JIL & CO**  
Solicitors & Advocate  
Address..... Old Post Office Street  
Rs..... N.P. .... 70000

**L. S. VENDOR  
HIGH COURT, CAL**

Sandeep Poddar,



871

For **PALAK MERCANTILE PRIVATE LIMITED**

Sandeep Poddar  
Director



872

For **SIDHANT FINCOM PRIVATE LIMITED**

Vivek Singhania  
Director



873

For **ANJANA VANUJA (P) LTD.**

Jain  
Director



**ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
17 FEB 2012**

Handwritten notes: Palak Mercantile Private Limited, N.P. Name, Old Post Office, N. K. Kohli Service

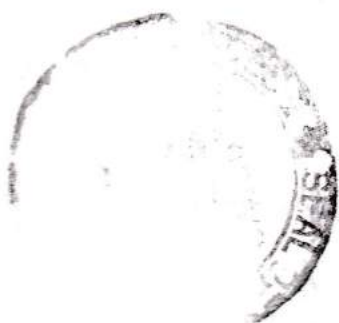


Handwritten notes: 111, 108, 111, 108, 111

~~excluded~~ by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and assigns) of the ONE PART AND (1) PALAK MERCANTILE PRIVATE LIMITED, (PAN No. AABCP6852H) a Company registered under the Companies Act, 1956 having its registered office at 40, Strand Road, Police Station Burrabazar, Kolkata-700 001 represented by its Director Sri Sandeep Poddar, son of Sri Chandra Kumar Poddar AND (2) SIDHANT FINCOM PRIVATE LIMITED (PAN No. AA ECS4870R), a Company registered under the Companies Act, 1956 having its registered office at 40, Strand Road, Police Station Burrabazar, Kolkata-700 001 represented by its Director Sri Vivek Singhania, son of Sri Sajjan Kumar Singhania, hereinafter jointly referred to as "**THE PURCHASERS**" (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successor or successors in office and assigns) of the OTHER PART;

WHEREAS at all material times and for all extents and purposes one Ishan Chandra Naskar and Tarapada Naskar were recorded owners and possessors in respect of Premises No. 170, Picnic Garden Road, Police Station Tiljala (formerly Tollygunge) in the City of Calcutta, amongst other properties;

AND WHEREAS the said Ishan Chandra Naskar died intestate leaving him surviving his four sons namely (1) Bishnu Pada Naskar, (2) Krishna Pada Naskar, (3) Pasupati Naskar, (4) Ratan Chandra Naskar and (5) his widow Smt. Hara Mani Naskar as his legal heirs and heiress and/or successors who jointly inherited the aforesaid properties along with the other co-shares;



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
17 FEB 2012

AND WHEREAS the said Tarapada Naskar also died intestate leaving him surviving his four sons namely (1) Netai Chandra Naskar, (2) Badan Chandra Naskar, (3) Pannalal Naskar alias Panu Chandra Naskar and (4) Khagendra Nath Naskar and his widow (5) Smt. Bimala Bala Naskar as his only legal heirs, heiress and/or successors who jointly inherited the aforesaid properties with the other Co-owners;

AND WHEREAS By a Bengali Deed of Partition made in the year One thousand nine hundred and sixty two between (1) Bishnu Pada Naskar, (2) Krishna Pada Naskar, (3) Pashupati Naskar, (4) Ratan Chandra Naskar, all sons of Late Ishan Chandra Naskar, (5) Nitai Chandra Naskar, (6) Pasupati Naskar, (7) Khagendra Nath Naskar and (8) Biplab Bala Naskar all sons of Late Tarapada Naskar AND (9) Smt. Hara Mani Naskar, widow of Late Ishan Chandra Naskar and registered in the Office of the Sub-Registrar at Alipore in Book No. I, Volume No. 61, Pages 258 to 265 being No. 3028 for the year 1962, the aforesaid sons and widow of Late Tarapada Naskar were allotted one share of property described in the Schedule 'Cha' and in the Map or Plan marked "E" and attached thereto;

AND WHEREAS The said Netai Chandra Naskar and others were absolute owners of the land measuring an area of 9 Cottahs 12 Chittacks and 05 Square feet, a little more or less, TOGETHER WITH the one storied brick built tiled house (R.T.Shed) thereon described in the Schedule 'Cha' to the Partition Deed and the Map or Plan attached thereto;

AND WHEREAS by a mutual partition made between Khagendra Nath Naskar and Netai Chand Naskar, Badan Chand Naskar and



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
17 FEB 2012

Parimal Naskar alias Panu Chandra Naskar, a portion of the Land measuring 2 Cottahs little more or less along with the part of the structure was allotted to Khagendra Nath Naskar from the Eastern side out of the 'Cha' Schedule property;

AND WHEREAS in pursuance of the aforesaid partition the said Netai Chandra Naskar, Badan Chandra Naskar and Pannalal Naskar alias Panu Chandra Naskar jointly held and became owners of a piece and parcel of bastu land measuring more or less 7 Cottahs 7 Chittacks and 23 square feet together with a brick built wall and tiled roof dwelling house standing thereon at and being part of Premises NO. 170, Picnic Garden Road, Calcutta-700 039 and had been peaceful possession and enjoyment of the same by making payment of the rates and taxes to the authority concerned;

AND WHEREAS by Deed of Conveyance bearing date 29<sup>th</sup> day of June 1983 made between (1) Netai Chandra Naskar, (2) Badan Chandra Naskar and (3) Pannalal Naskar alias Panu Chandra Naskar, therein mentioned as the Vendors and Kunnakavil Vakkada Gopinathan Nair alias K.V.G.N. Nair, proprietor of M/s. Bolden Batteries, therein mentioned as the Purchaser AND Khagendra Nath Naskar as Confirming Party registered in Book No.1, Volume No. 224, Pages 20 to 32 being No. 6348 for the year 1983 at the Registrar of Assurances Calcutta, the said Netai Chandra Naskar and others, for the consideration mentioned therein, absolutely sold transferred and conveyed unto Kunnakavil Vakkada Gopinathan Nair alias K.V.G.N. Nair, proprietor of M/s. Bolden Batteries All that the piece and parcel of land measuring 7 Cottahs 7



ADDITIONAL REGISTRAR  
OF ASSURANCES-1, KOLKATA  
17 FEB 2012



*[Faint, illegible text, likely bleed-through from the reverse side of the page]*

Chittacks and 23 Square feet together with a dwelling house made of brick wall and tiled roof standing thereon at and being part of Premises No. 170, Picnic Garden Road, Calcutta-700 039 and Khagendra Nath Naskar confirmed the same morefully and particularly described in the schedule written thereunder;

AND WHEREAS the said KUNNAKAVIL VAKKADA GOPINATHAN NAIR alias K.V.G.N. Nair, Proprietor of M/s. Bolden Batteries got the aforesaid property mutated in the Assessment Books and Records of the Calcutta Municipal Corporation and the aforesaid property being part of Premises No. 170, Picnic Garden Road, was separately assessed and known and numbered as Premises No. 170D, Picnic Garden Road, P.S. Tiljala, Calcutta vide Assessee No. 21-066-14-0385-8;

AND WHEREAS by a Deed of Conveyance bearing date 31<sup>st</sup> day of March 1995 made between Kunnakavil Vakkada Gopinathan Nair alias K.V.G.N. Nair, proprietor of M/s. Bolden Batteries, therein mentioned as the Vendor and (1) Pari Chand Bothra, (2) Sudhir Kumar Bothra, and (3) Ashok Kumar Bothra, therein mentioned as the Purchasers, registered in Book No. I, Volume No. 76, Pages 492 to 505, Being No. 809 for the year 1995 at the office of Sub Registrar, Alipore, 24 Parganas and the said Kunnakavil Vakkada Nair alias K.V.G.N. Nair, Proprietor of M/s. Bolden Batteries, for the consideration mentioned therein, absolutely sold transferred and conveyed unto and in favour of Pari Chand Bothra and Others, All That the peace and parcel of land measuring 7 Cottahs 7 Chittacks and 23 square feet together with the structure standing there



REGISTRAR  
OF ASSURANCES-I, KOLKATA  
17 FEB 2012

comprised within the Premises No. 170D, Picnic Garden Road, Kolkata, morefully and particularly described in the Schedule written thereunder;

AND WHEREAS by a Deed of Conveyance bearing date 2<sup>nd</sup> day of January 1999 made between (1) Pari Chand Bothra, (2) Sudhir Kumar Bothra and (3) Ashok Kumar Bothra, therein mentioned as the Vendors, and Harihar Vanijya Private Limited, therein mentioned as the Purchaser, registered in Book No. 1, Volume No. I, Pages 1 to 28, Being No. 3804 for the year 2006, at the office of Registrar of Assurances-I, Kolkata and the said Pari Chand Bothra and others, for the consideration mentioned therein, absolutely sold transferred and conveyed All That the piece and parcel of land measuring 7 Cottahs 7 Chittacks 23 Square feet more or less together with the structures standing therein comprised within the Premises No. 170D, Picnic Garden Road, Kolkata, morefully and particularly described in the Schedule written thereunder;

AND WHEREAS thus the said Harihar Vanijya Private Limited, the Vendor herein, is seized possessed of and well and sufficiently entitled to land hereditaments and premises in fee simple in possession measuring 7 Cottahs 7 Chittacks 23 Square feet land together with the structure standing thereon comprised within the premises No. 170D, Picnic Garden Road, Kolkata-700 039 free from all encumbrances, charges, liens, mortgages, lispences, trusts whatsoever or howsoever, hereinafter referred to as the said property;

AND WHEREAS the vendor has agreed to sale and the Purchasers have agreed to purchase ALL THAT piece and parcel of land, hereditaments and premises measuring 7 Cottahs, 7 Chittacks and 23



REGISTRAR  
OF ASSURANCES-I, KOLKATA  
17 FEB 2012

square feet be the same a little more or less together with asbestos shed or structure standing thereon at and being premises No. 170D, Picnic Garden Road, under Police Station Tiljala, Kolkata -700 039 morefully and particularly mentioned and described in the Schedule hereunder written and as delineated in the map or plan annexed hereto and bordered in RED lines thereon at and for a total consideration at Rs. 1,07,56,000/- (Rupees One Crore Seven Lakh Fifty Six Thousand)only free from all liens, charges, mortgages, lispendences and encumbrances whatsoever;

NOW THIS INDENTURE WITNESSETH:

That in pursuance of the said agreement and in consideration of the said sum of Rs.1,07,56,000/- (Rupees One Crore Seven Lakhs Fifty Six Thousand) only truly paid by the Purchasers to the Vendor (the receipt whereof the Vendor doth hereby acknowledge and of and from the same and every part thereof absolutely acquit, release, discharge and exonerate the Purchasers and the said premises) the Vendor doth hereby grant, convey, sell, transfer, assign and assure unto the Purchasers ALL THAT the piece and parcel of land together with the shed or structure standing thereon measuring an area of 7 Cottahs 7 Chittacks and 23 square feet be the same a little more or less lying or situate at and being Premises No. 170D, Picnic Garden Road, under Police Station Tiljala, (formerally Tollygunge) Kolkata -700 039 TOGETHER WITH all easement rights, benefits and facilities attached thereto OR HOWSOEVER OTHERWISE the said land and the shed and structure standing thereon and every part thereof more fully mentioned in Schedule hereunder written and delineated in the site map or plan annexed hereto and



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
17 FEB 2012

bordered in RED Colour thereon as part and parcel of this Indenture or the same was or were is or were described, called, known, numbered, distinguished and delineated TOGETHER WITH all structures, drains, water, water-courses, paths, passages, rights, lights, liberties, privileges, easements and appurtenances appertaining thereto or any part thereof and all the estate right, title, interest and claim or demand whatsoever of the Vendor into or upon the said land hereditaments and premises or any part thereof TOGETHER WITH all deeds, pattahs and muniments of title in anywise relating to the said land, hereditaments premises and shed or structure standing thereon which are or were in the custody, possession or power of the Vendor or any other person or persons from whom the same may be procured without any action or suit TO HAVE AND TO HOLD the same unto the Purchasers absolutely and forever free from all encumbrances and the vendor doth hereby covenant with the Purchasers that NOTWITHSTANDING any act deed or thing done and executed or caused to be done and executed or knowingly suffered to the contrary the Vendor has in himself good right, full power and absolute authority to grant, convey, sale and transfer the said premises hereby granted, sold and transferred or expressed or intended so to be unto and to the Purchasers and their successor or successors in office and assigns AND that the Purchasers shall or may at all times hereafter use and enjoy the same and receive and realize all rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from the Vendor or any person or persons lawfully and equitably claiming any interest through under or in trust of the Vendor A N D that free and clear, freely and clearly and absolutely discharged and kept harmless against all estates and encumbrances created by the





ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
17 FEB 2012

Vendor or any person or persons having or lawfully equitably claiming any interest through under or in trust for the Vendor AND that the Purchasers may on the basis of this deed mutate their names in the Assessment Register of the Calcutta Municipal Corporation and pay the rates and taxes from the date of execution of these presents as applicable of the said premises hereby sold, conveyed, granted to it or expressed or intended so to be unto and further that the Vendor and all persons lawfully or equitably claiming any estate and interest whatsoever in the said land hereditaments and premises or any part thereof shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute and cause to be done and executed all such acts deeds and things reasonably required for further better and more perfectly and effectually and assuring the said premises or any part thereof unto and to the use of the Purchasers or their successor or successors in office and assigns in manner aforesaid as shall or may be reasonably required.

SCHEDULE ABOVE REFERRED TO

(THE SAID PREMISES)

ALL THAT piece and parcel of Bastu land measuring an area of 7 (Seven) Cottahs 7(Seven) Chittacks and 23 (Twenty Three) square feet be the same a little more or less Together with the asbestos shed (covered area measuring 265 square feet) situate lying at and comprised within the Mouja Laskarat, J.L.No.11, R.S.No.151, Touzi No. 2998, under Khatian No. 49 and 50 and Dags No. 72, 73 and 74, Police Station Tiljala



REGISTRAR  
OF ASSURANCES-I, KOLKATA  
17 FEB 2012

and Kolkata Municipal Premises No. 170D, Picnic Garden Road, Kolkata-700 039 within the limit of Kolkata Municipal Corporation, Ward No. 66, TOGETHER WITH easement rights, benefits, facilities and appurtenances thereto and as shown in the site Map/Plan annexed hereto and bordered in RED Colour thereon and butted and bounded in the manner as follows :

ON THE NORTH	Premises No. 170A, Picnic Garden
ON THE SOUTH	Premises No. 170, Picnic Garden Road..
ON THE EAST	Premises No. 171/2, Picnic Garden Road.
ON THE WEST	8' wide common passage and other's land.

OR HOWSOEVER OTHERWISE butted bounded called known numbered discovered or distinguished.



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
17 FEB 2012

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

SIGNED SEALED AND DELIVERED

by the within named Vendors at Calcutta

in the presence of :

Raghuwathi Chatterjee  
Advocate, High Court,  
Calcutta - 700001.

S. M. S.  
(DEBESH KUMAR MATHA)  
99, Ramkrishna Palli,  
Kolkata - 700150.

**HARIHAR VANUJA (P) LTD.**

Pradeep K. Jain  
**Director**

FOR PALAK MERCANTILE PRIVATE LIMITED

Sandeep Poddar  
**Director**

FOR SIDHANT FINCOM PRIVATE LIMITED

Vivek Singhania  
**Director**

Drafted by  
Raghuwathi Chatterjee  
Advocate.

Advocate, High Court, Calcutta.



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
17 FEB 2012

Received of and from the within named  
Purchasers the within mentioned consideration  
amount of Rs.1,07,56,000/- (Rupees One Crore  
Seven Lakh Fifty Six Thousands) only as per  
memo below.

Rs. 1,07,56,000/-

MEMO OF CONSIDERATION

- 1) By Pay Order No. 014389 dated 04.08.2011 drawn on  
Axix Bank Ltd., Sarat Bose Road Branch Kolkata Rs. 9,00,000/-
  - 2) By Cheque No. 257333 dated 04.08.2011 drawn  
on Punjab National Bank Lenin Sarani Branch,  
Kolkata Rs. 5,00,000/-
  - 3) By Cheque No. 342892 dated 09.02.2012 drawn  
on State Bank of Bikaner & Jaipur, Park Street Branch,  
Kolkata. Rs. 30,00,000/-
  - 4) By Cheque No. 342980 dated 09.02.2012 drawn  
on State Bank of Bikaner & Jaipur Park Street Branch  
Kolkata. Rs. 20,00,000/-
  - 5) By Pay Order No. 016041 dated 17.02.2012  
drawn on Axis Bank Ltd. Sarat Bose Road  
Branch Kolkata Rs. 24,78,000/-
  - 6) By Pay Order No. 016042 dated 17.02.2012 drawn  
on Axis Bank Ltd. Sarat Bose Road Branch.  
Kolkata Rs. 18,78,000/-
- TOTAL : Rs.1,07,56,000/-

(RUPEES ONE CRORE SEVEN LAKHS FIFTY SIX  
THOUSANDS) ONLY.

**HARIHAR VANUJA (P) LTD.**

*Receipt k Jain*  
**Director**

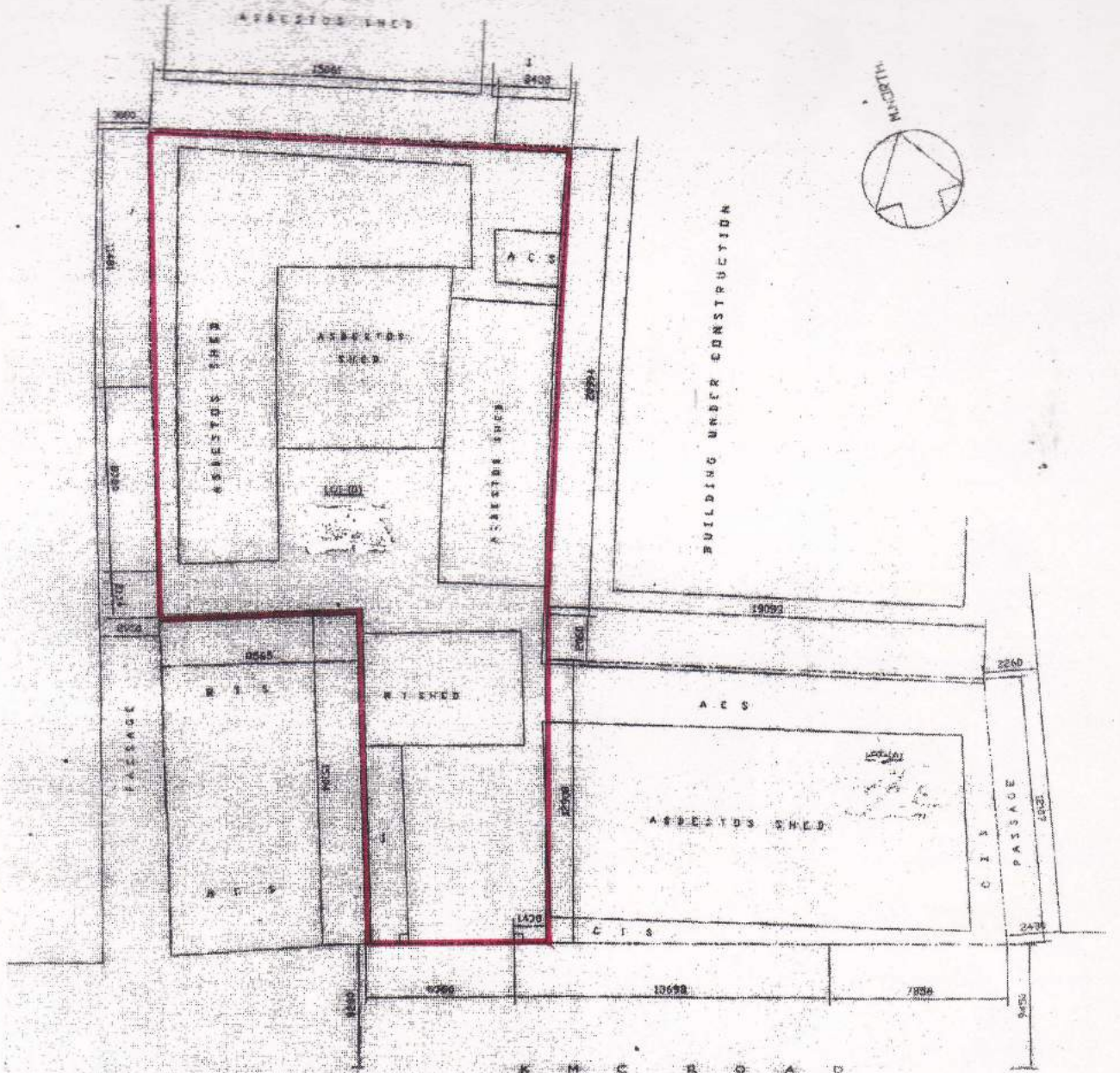
**Witnesses :**

*Dr. Chatterjee*  
*Advocate.*  
*[Signature]*





ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
17 FEB 2012



DEED PLAN OF PREMISES NO. 170D PINK GARDEN  
 UDSA K.H.C. WARD NO. 66 KOLKATA - 700 039

For PALAK MERCANTILE PRIVATE LIMITED

Sandeep Doddin  
 Director

For SIDHANT FINCOM PRIVATE LIMITED

Vivek Singhania  
 Director

HARIHAR VANLIYA (P) LTD.

Pradeep K. Jain  
 Director



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
17 FEB 2012



Pradeep K. Jain

LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature \_\_\_\_\_



Sandeep Raddor

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

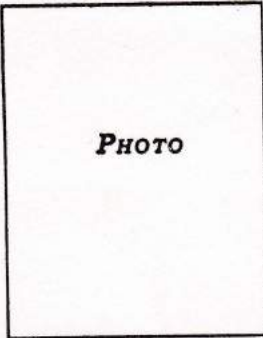
Signature \_\_\_\_\_



Vivek Singhania

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature \_\_\_\_\_



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature \_\_\_\_\_



*[Handwritten signature]*

MANAGER  
OF ASSURANCES-I, KOLKATA  
17 FEB 2012

Endorsement For Deed Number : I - 02856 of 2012  
(Serial No. 02531 of 2012)

On

**Payment of Fees:**

On 17/02/2012

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

Presented for registration at 17.30 hrs on :17/02/2012, at the Private residence by Sandeep Poddar ,  
one of the Claimants.

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

Execution is admitted on 17/02/2012 by

1. Pradip Kumar Jain  
Director, M/ S. Harihar Vanijya Pvt. Ltd., 87 L, Park Street, Kolkata, Thana:-Park Street,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .  
, By Profession : Others
2. Sandeep Poddar  
Director, Palak Mercantile Pvt. Ltd., 40, Strand Road, Kolkata, Thana:-Burrobazar, District:-Kolkata,  
WEST BENGAL, India, P.O. :- Pin :-700001 .  
, By Profession : Others
3. Vivek Singhania  
Director, Sidhant Fincom Pvt. Ltd., 40, Strand Road, Kolkata, Thana:-Burrobazar, District:-Kolkata,  
WEST BENGAL, India, P.O. :- Pin :-700001 .  
, By Profession : Others  
  
Identified By Utpal Manna, son of Lt. M. C. Manna, 12, Old Post Office Street, Kolkata, Thana:-Hare  
Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession:  
Service.

( Sadhan Chandra Das )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 30/03/2012

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

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

**Payment of Fees:**

Amount By Cash

Rs. 123056.00/-, on 30/03/2012



( Sadhan Chandra Das )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

30/03/2012 17:33:00

EndorsementPage 1 of 2