

Picnic Garden.

Deed No. 2860 for the yr. 2012

Vendor - Sunahali Promits Pvt. Ltd.

Purchaser - Palak Mercantile P. Ltd.
Siddhant Finance P. Ltd.



रु.5000

Rs.5000

पांच हजार रुपये

FIVE THOUSAND RUPEES

VCM-386/12

पश्चिम बंगाल WEST BENGAL

A 370096

Handwritten notes: '6682', '5729000', and 'AR.No.' with a signature.



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
31/3/12

THIS DEED OF CONVEYANCE made this 17th day of February, 2012 (Two Thousand Twelve) BETWEEN M/S. SUNAHALI PRINTS PRIVATE LIMITED, (PAN No. AAGCS5367M) 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



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100487

16 FEB 2012

No..... Date.....
Sole to..... **CHATTERJEE, S. & CO**
Solicitors & Advocates
Address..... 8, Old Post Office Street
Room No. 81, Cal-700021

L. S. VENDOR
HIGH COURT, CAL

Sodhan

Sandeep Daddar



871

For PALAK MERCANTILE PRIVATE LIMITED

Sandeep Daddar
Director



872

For SIDHANT FINCOM PRIVATE LIMITED

Vivek Singhania
Director



873

SUNAHALI PRINTS PVT. LTD.

Pradeep K. Jain
Director

Utpal Manna s/o late
M.C. Manna, 12, old post
office St, Cal-1
Serena

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unless 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. AAECs4870R), a Company registered under the Companies Act, 1956 having its registered office at 40, Strand Road, Police Station- Burrabazar, Kolkata-700 001 represented by 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 intents and purposes Jeevan Krishna Choudhury, son of Late Sabilal Choudhury, Lakshmi Chaudhury, Ganesh Chaudhury and Chuuni Chaudhury, sons of Late Pannalal Chaudhury, Pachu Chaudhury alias Manik Chaudhury, son of Late Sakhi Chaudhury, Dulal Chaudhury, Kanai Chaudhury both sons of Late Bepin Chaudhury and Suren Chaudhury were the joint owners and possession of the land and structure comprised within the premises no. 171, Picnic Garden Road, Police Station Tiljala (formerly Tollygunge), in the city of Calcutta-700 039;

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AND WHEREAS by a Deed of Partition bearing date 24th July 1974 made amongst between Shri Jeevan Krishna Chaudhury, son of Late Sabilal Chaudhury, Shri Lakshmi Chaudhury, Shri Ganesh Chaudhury, Shri Chuni Chaudhury, sons of Late Pannalal Chaudhury, Shri Pachu Chaudhury alias Manik Chaudhury, son of Late Sakhi Chaudhury, Shri Dulal Chaudhury, Shri Kanti Chaudhury, sons of Late Bepin Chaudhury and Shri Suren Chaudhury, son of Late Gopal Chandra Chaudhury of 17, Picnic Garden Road, Police Station Jadavpore, District 24 Parganas and registered before the Sub-Registrar at Alipore in Book No.I, Vol. No. 112, Pages 187 to 193 being No., 4075 for the year 1974, Shri Jeevan Krishna Chaudhury was allotted Plot No.1 measuring 3 Cottahs 12 Chittacks and 26 Square feet more or less Bastu land with structures morefully described in the Schedule written threunder;

AND WHEREAS by a Deed of Conveyance bearing date 28th November 1974 made between the said Jeevan Krishna Chaudhury, therein mentioned as the Vendor and Smt. Sandhya Rani Dey, therein mentioned as the Purchaser, registered in Book No.1, Volume No. 158, Pages 65 to 71 Being No. 5728 for the year 1974, at the office sub Registrar Alipore and the said Jeevan Krishna Chowdhury, for the consideration mentioned therein, absolutely sold transferred and conveyed unto and in favour of Smt. Sandhya Rani Dey All that piece and parcel of bastu land with structures standing thereon measuring 3 Cottahs 10 Chittacks and 26 square feet, a little more or less, out of the land comprised within the Premises No. 171, Picnic Garden Road, Dag No. 71, J.L.No. 11, Touji No. 2998 Revenue Survey No. 151 out of .33

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acre Land and being Part of Premises No. 171, Picnic Garden Road, within the limit of Calcutta Municipal Corporation, Police Station-Tiljala, formerly Tollygunge within the District of 24-Padrganas (South) morefully and particularly described in the Schedure written thereunder ;

AND WHEREAS the said Smt. Sandhya Rani Dey after purchasing the land mutated her name with the then Calcutta Municipal Corporation and the said land and structures were apportioned and numbered as Premises No. 171A/1C, Picnic Garden Road, Calcutta;

AND WHEREAS by a Deed of Conveyance bearing date 17th day of November, 1982 made between Smt. Sandya Rani Dey, therein mentioned as the Vendor and Kunnakavil Vakkada alias Gopinathan Nair alias K.N.G.N.Nair, Proprietor of Bolden Batteries therein mentioned as the Purchaser registered in Book No.1, Volume No. 340, Pages 43 to 54, Being No. 10001 for the year 1982 dated 17-11-1982 at the office of the Registrar of Assurances, Calcutta and the said Smt, Sandhya Rani Dey for the consideration mentioned therein absolutely sold, transferred and conveyed unto and in favour of Kunnakavil Vakkada alias Gopinathan Nair alias K.V.G.N. Nair Proprietor of M/s Bolden Batteries All That the piece and parcel of Bastu Land containing an area of 3 Cottah 10 Chittacks and 26 Square feet little more or less together with the R.T. structures standing thereon comprised within the Premises No. 171A/1C, Picnic Garden Road, Kolkata, morefully and particularly described in the Schedule written thereunder;

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AND WHEREAS by a Deed of Conveyance bearing date 31st 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) Pradip Kumar Bothra and (2) Alok Kumar Bothra therein mentioned as the Purchasers registered in Book No.1, Volume No. 76, Pages 492 to 505, Being No. 4446 for the year 1995 at the office of the District Sub-Registrar, South 24-Parganas, Alipore and the said Kunnakavil Vakkada Gopinathan 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 (1) Pradeep Kr. Bothra and (2) Alok Kr. Bothra All That the piece and parcel of land together with structure standing thereon measuring an area of 3 Cottahs 10 Chittacks 26 Square feet more or less situate lying at Premises No.171A/1C, Picnic Garden Road, Kolkata-700 039, morefully and particularly described in the Schedule written thereunder;

AND WHEREAS by a Deed of Conveyance bearing date 20th day of January, 1999/16th day of October, 1998 made between (1) Pradeep Kumar Bothra, and (2) Alok Kumar Bothra, therein mentioned as the Vendors and Sunhali Prints Pvt. Ltd. therein mentioned as the Purchaser, registered in Book No.1, Volume No.1, Pages 1 to 29, Being No. 13806 for the year 2006 and the said Pradeep Kumar Bothra and Alok Kumar Bothra for the consideration mentioned therein, absolutely sold transferred and conveyed unto and in favour of Sunhali Prints Pvt. Ltd. All That the piece and parcel of land together with the asbestoshed and structure standing thereon measuring an area of 3 Cottahs 10 Chittacks and 26 Square feet a little more or less situate lying at

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Premises No. 171A/1C, Picnic Garden Road, Kolkata-700 039, morefully and particularly described in the schedule written thereunder;

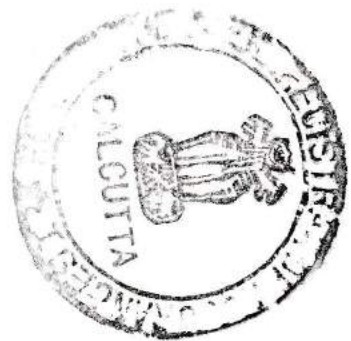
AND WHEREAS due to inadvertence at page 4 of the said Deed the name of the Purchaser was wrongly typed as "SUNHALI PRINTS PRIVATE LIMITED" in place of "SUNAHALI PRINTS PRIVATE LIMITED" And at Page 12 the Premises number has been wrongly typed as "No 1701/1C, Picnic Garden Road" in place of "No. 171A/1C, Picnic Garden Road". The premises number mentioned in the Schedule "A" to the said Deed which was sold, transferred and conveyed by the said Deed of Conveyance was wrongly typed as Premises No. 1701A/C, Picnic Garden Road, in place of 171A/1C, Picnic Garden Road, Kolkata-700 039;

AND WHEREAS a Deed of Rectification bearing date 13th day of December,2011 made between Alok Kumar Bothra and Sunahali Prints Private Limited registered in Book No.1, C.D.Volume No. 24, Pages 2495 to 2502, Being No. 10859 for the year 2011 at the office of the Addl. Registrar of Assurances-I of Kolkata;

AND WHEREAS certain mistakes and accuracies have accidentally and inadvertently crapt in the said Deed of Declaration dated 13.12.2011;

AND WHEREAS by a further Deed of Declaration bearing date 10th day of February, 2012 made between Alok Kumar Bothra, therein described in the Vendor and M/s. Sunahali Prints Private Limited, therein described as the Purchaser, registered in Book No.1, C.D. Volume

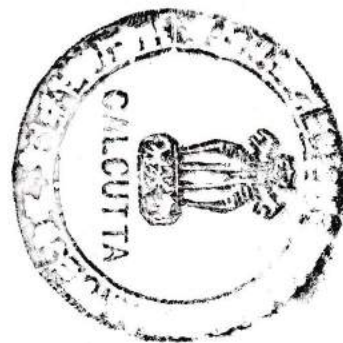
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No.2, Pages 10071 to 10079 Being No. 01065 for the year 2012 at the office of Registrar of Assurances, Kolkata, and the mistakes crapt in the Principal Deed of Conveyance dated 20th January, 1999 rectified and corrected;

AND WHEREAS thus the said Sunahali Prints Pvt. Ltd., the Vendor herein, is absolutely seized, possessed of and well and sufficiently entitled to ALL That the piece and parcel of land with asbestos shed standing thereon measuring 3 Cottahs 10 Chittacks and 26 Square feet a little more or less situate lying at Dag No. 71, Khatian No. 162/2, premises No. 171A/1C, Picnic Garden Road, Kolkata-700 039, which was part of Premises No. 171, Picnic Garden Road, Kolkata-700 039 within Ward No. 66 of Kolkata Municipal Corporation, free from all encumbrances, liens, charges, mortgages, lispenses, trusts whatsoever or howsoever;

AND WHEREAS the Vendor has agreed to sell and the Purchasers have agreed to purchase All That the piece and parcel of land measuring 3 Cottahs 10 Chittacks and 26 Square feet a little more or less together with the asbestos shed standing thereon comprised within Premises No. 171A/1C, Picnic Garden Road, Kolkata-700 039 hereinafter referred to as the said property as described in the schedule hereunder free from all encumbrances charges liens, lispenses, mortgages, trusts, whatsoever and howsoever at or for the consideration for the sum of Rs 52,72,000/- hereinafter referred to as the said property;



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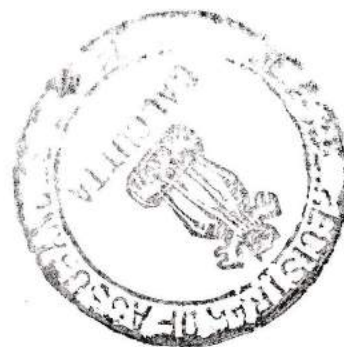
NOW THIS INDENTURE WITNESSETH:

That in pursuance of the said agreement and in consideration of the said sum of Rs. 52,72,000/- (Rupees Fifty Two Lakhs Seventy Two Thousands) only truly paid by the Purchaser 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 asbestos shed or structure standing thereon measuring an area of 3 Cottahs 10 Chittacks and 26 square feet be the same a little more or less lying or situate lying at and being Premises No. 171A/1C, Picnic Garden Road, under Police Station Tiljala, (formerally Tollygunge) Calcutta-700 039 within the limit of Kolkata Municipal Corporation, TOGETHER WITH all sorts of 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 bordered in red 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




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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 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 A N D that the Purchasers shall or may at all times hereafter use and enjoy the same and receive and realise 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 Vendor or any person or persons having or lawfully equitably claiming any interest through under or in trust for the vendors AND that the Purchaser 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



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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 OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu land together with asbestos shed thereon measuring an area 3(three) Cottahs 10(Ten) Chittacks 26 (Twenty Six) Square feet be the same a little more or less (covered area measuring 165 Square feet on which the said structure standing thereon) lying or situate in the District of South 24-Parganas, under Police Station Tiljala, comprised in Dag No. 71 under Khatian No. 162/2, of Mouja Naskarhat, J.L.No.11, R.S.No. 151, within the limit of the Kolkata Municipal Corporation under Ward No. 66 being Premises No. 171A/1C, (derived from 171) Picnic Garden Road, Kolkata -700 039, TOGETHER WITH all easement rights, benefits, facilities and appurtenances thereto and particularly delineated in the site Map/Plan annexed hereto in RED verge line thereon as part and parcel of this Indenture and butted and bounded in the manner following :-



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On the North : Premises No. 171/2, Picnic Garden Road
On the South : Picnic Garden Road
On the East : 6'ft. Common Passage
On the West : Land & Structure of Khagen Naskar
& Ors.

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

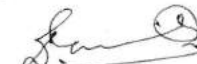
IN WITNESS WHEREOF the parties hereto have hereunto set and
subscribed their respective hands and seals on the day month and year
first above written

SIGNED SEALED AND DELIVERED

by the within named Vendor at Calcutta

in the presence of :

Raghunath Chatterjee,
Advocate, High Court,
Calcutta - 700 001.


(SANDEEP KUMAR MATRA)
99, Ramesh Chandra Path,
Kolkata - 700150.

SUNAHALI PRINTS PVT. LTD.

Pradeep K. Saha
Director

For PALAK MERCANTILE PRIVATE LIMITED

Sandeep Poddar
Director

For SIDHANT FINCOM PRIVATE LIMITED

Vivek Singhania
Director

Drafted by

Raghunath Chatterjee
Advocate


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Received of and from the within named
Purchasers the within mentioned consideration
amount of Rs. 52,72,000/-- (Rupees Fifty Two Crore
Seventy Two Thousand) only as per memo below. Rs.52,72,000/-

MEMO OF CONSIDERATION

- 1) By Pay Order No. 014396 dated 04.08.2011
drawn on Axis Bank Limited, Sarat Bose Road
Branch, Kolkata Rs. 9,00,000/-
 - 2) By Cheque No. 257332 dated 04.08.2011 drawn
on Punjab National Bank, Lenin Sarani Branch
Kolkata Rs. 2,00,000/-
 - 3) By Pay Order No. 016043 dated 17.02.2012
drawn on Axis Bank Ltd.Sarat Bose Road Branch
Kolkata Rs. 17,36,000/-
 - 4) By Pay Order No. 016044 dated 17.02.2012
drawn on Axis Bank Ltd., Sarat Bose Road Branch,
Kolkata. Rs. 24,36,000/-
- TOTAL : 52,72,000/-

(RUPEES FIFTY TWO LAKHS SEVENTY TWO THOUSAND) ONLY.

Witnesses :

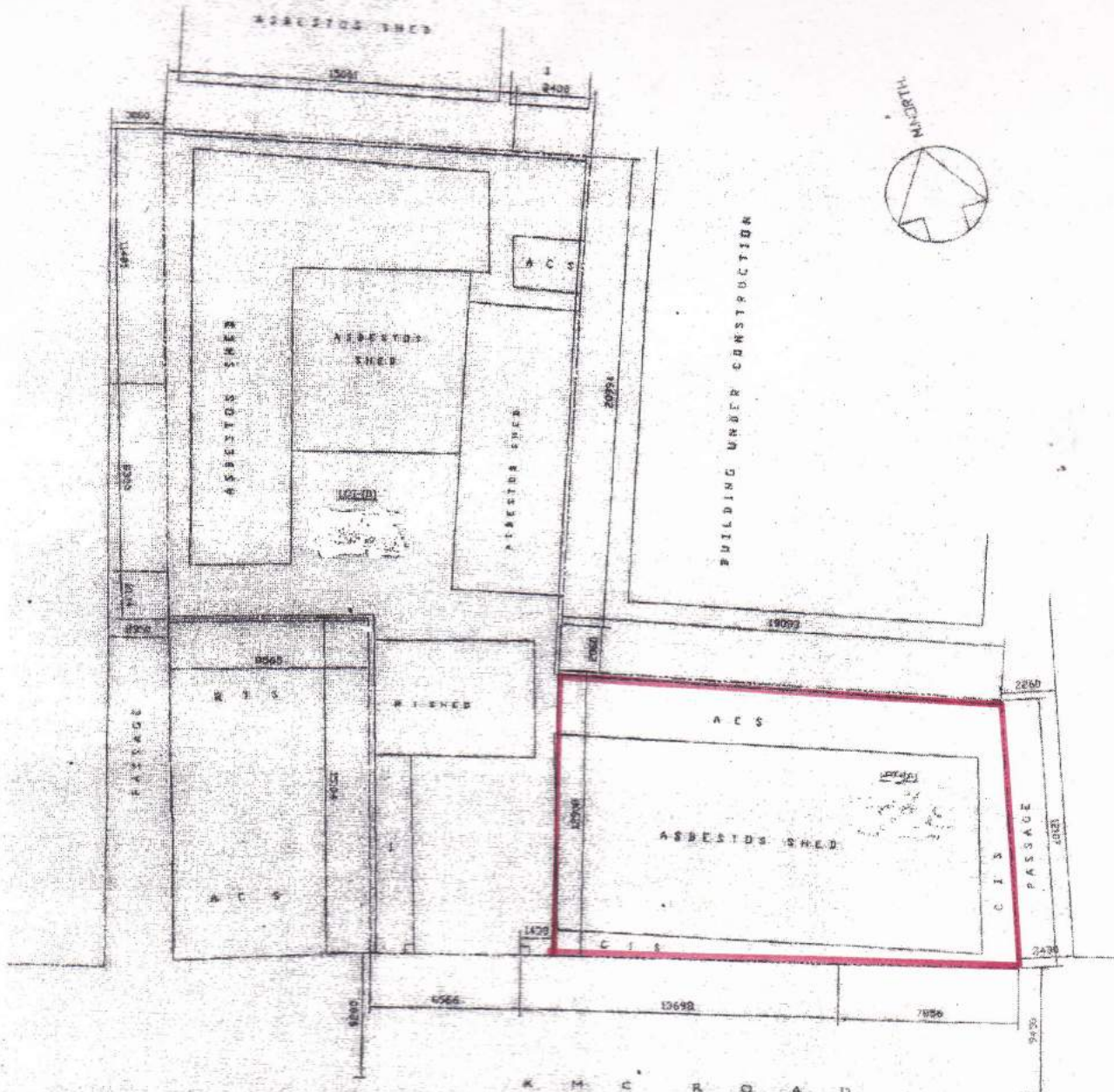
1. R. N. Chatterjee
Advocate
2. S. S. D. S.

SUNAHALI PRINTS PVT. LTD,

Proprietor 
Director



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OF ASSURANCES-I, KOLKATA
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DEED PLAN OF PREMISES NO. 171A/K.P. GARDEN UNDER K.M.C. WARD NO. 66 KOLKATA-700039

For PALAK MERCANTILE PRIVATE LIMITED

Sandeep Boddar
Director

For SIDHANT FINCOM PRIVATE LIMITED

Vivek Singhania
Director

SUNAHALI PRINTS PVT. LTD,

Prasid K. Jain
Director



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Pranav K Jain

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

Signature _____



Sandeep Raddan

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

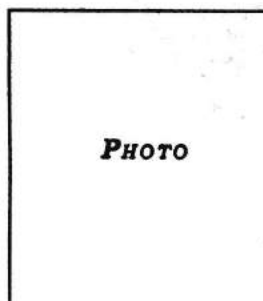
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Vivek Singhania

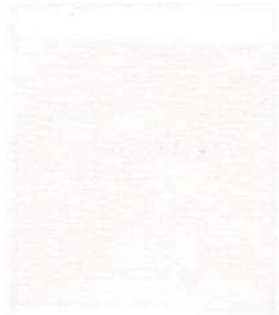
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RIGHT HAND					

Signature _____



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OF ASSURANCES-I, KOLKATA
17 FEB 2012**



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

Endorsement For Deed Number : I - 02860 of 2012

(Serial No. 02529 of 2012)

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, Sunahali Prints Pvt. Ltd., 87 L, , 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

Payment of Fees:

Amount By Cash

Rs. 63106.00/-, on 30/03/2012

(Under Article : A(1) = 63008/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 30/03/2012)

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.-57,29,000/-



(Sadhan Chandra Das)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

31/03/2012 11:30:00

EndorsementPage 1 of 2