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Certified that the Document is admitted to Registration. The Signatures Stamps and the endorsement made in relation to this document are the part of this instrument.

1-5 APR 2017

*[Signature]*  
Additional Registrar  
of Assurances-1, Kolkata

**THIS DEED OF CONVEYANCE** made this 27<sup>th</sup> day of March Two Thousand and Seventeen **BETWEEN (1) SHAMBHU NATH NEOTIA** son of late Hari Ram Neotia residing at 244 Chittaranjan Avenue, Police Station - Girish Park, Kolkata-700006, (having PAN - ABUPN7820L / ABUPN7802L), **(2) GOLD ROCK CONSTRUCTORS PRIVATE LIMITED**, a company incorporated under the

*[Handwritten notes]*  
250/-  
100/-  
350/-

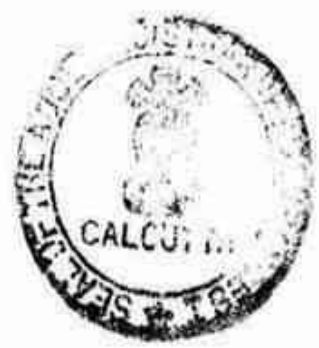
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PANKAJ SHROFF & CO.  
Advocates  
4, Government Place (North)  
Delta House, 6th Floor,  
Kolkata - 700 001

Sl. No.....Date.....  
Name.....  
Add.....  
AMT..... 1001

*[Handwritten signature]*

SOMITRA CHANDA  
Licensed Stamp Vendor  
8/2, K. S. Roy Road, Kol-1



*[Handwritten signature]*

Stamp of the Government of West Bengal, Calcutta, dated 27 MAR 2017.

Companies Act, 1956 having its registered office at 6/7A Acharya Jagdish Chandra Bose Road, Police Station - Shakespeare Sarani, Post Office - Circus Avenue, Kolkata-700017 (having CIN U70109WB1997-PTC085633 and PAN AABCG2402N) represented by its Director Mr. Sajjan Kumar Neotia son of late Hari Ram Neotia (having DIN 00257279) authorised vide Board Resolution dated 8th June 2015 and **(3) GOLD ROCK PROPERTIES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 6/7A Acharya Jagdish Chandra Bose Road, Police Station - Shakespeare Sarani, Post Office - Circus Avenue, Kolkata-700017 (having CIN U45201WB1997PTC085630 and PAN AABCG2401R) represented by its Director Mr. Sajjan Kumar Neotia son of late Hari Ram Neotia (having DIN 00257279) authorised vide Board Resolution dated 8th June 2015 (hereinafter collectively referred to as "the **VENDORS**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include in so far as individual is concerned his heirs legal representatives executors and administrators and in so far as Companies are concerned their respective successors or successors-in-offices and/or interest) of the **FIRST PART AND**

**(1) KASTURI INFRASTRUCTURE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at 5/2 Garstin Place, Police Station - Hare Street, Post Office - GPO, Kolkata-700001 (having CIN U25201WB2006PTC108373 and PAN AACCK7690M ) represented by its Director, Mr. Nirmal Kumar Jain son of Late Parasmal Jain (having DIN 00424116), **(2) NEW BALLYGUNGE BUILDERS LLP (formerly New Ballygunge Builders Private Limited)**, a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at 5/2 Garstin Place, Police Station - Hare Street, Post Office - GPO, Kolkata - 700001 (having LLP IN AAF-4629 and PAN ~~AABCN1223C~~ <sup>AAMFN3084F</sup>) represented by its Designated Partner Mr. Harsh Jain son of Mr. Nirmal Kumar Jain, **(3) NEW BALLYGUNGE DEVELOPERS LLP (formerly New Ballygunge Developers Private Limited)**, a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at 39B, Kankurgachi 2<sup>nd</sup> Lane, Police Station - Phool Bagan, Post Office - Kankurgachi, Kolkata - 700054 (having LLP IN AAF-4782 and PAN ~~AABCN1221A~~ <sup>AAMFN308G</sup>) represented by its Designated Partner Mr. Dharam Chand Jain son of late Kundan Mal Jain and **(4) SHUBH CITY PROMOTERS LLP (formerly Shubh City Promoters Private Limited)**, a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at 6/7A, Acharya Jagdish Chandra Bose

Road, Police Station - Shakespeare Sarani, Post Office - Circus Avenue, Kolkata-700017 (having LLP IN AAF-6762 and PAN <sup>AAAF33842B,</sup> ~~AAECS1987M~~) represented by its

Designated Partner Mr. Harsh Jain son of Mr. Nirmal Kumar Jain (hereinafter collectively referred to as "the **CONFIRMING PARTIES**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors and/or successors-in-office and/or interest and/or assigns) of the **SECOND PART AND SKDJ KASTURI**, a partnership firm registered under the Indian Partnership Act, 1932 having its place of business at 8, Orphangunge Road, Police Station - Khidderpore, Post Office - Babu bazar, Kolkata-700023 (having PAN ACSFS3887K) represented by its Partner Mr. Indra Chand Gupta son of late Basant Lal Chowdhury residing at 464 S.N. Roy Road, Kolkata-700038 hereinafter referred to as "the **PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its partners for the time being their respective heirs executors administrators legal representatives successors and/or assigns) of the **THIRD PART**:

**WHEREAS:**

**A. Chain of title of Erstwhile Premises No.8 Bose Pukur Road, Kolkata (prior to amalgamation of erstwhile Premises No. 8B Bose Pukur Road with it by the Kolkata Municipal Corporation):**

- A1. One Sheikh Aminuddin and Sheikh Harmuj Ali both sons of Momin Ali Sheikh were the absolute owners of **ALL THOSE** pieces and parcels of contiguous landed property containing an area of (i) 03 Satak (out of the total area of 06 Satak) at C.S. Dag No. 1305, (ii) 07 Satak (out of the total area of 14 Satak) at C.S. Dag No. 1306, (iii) 51 Satak at entire C.S. Dag No. 1312, (iv) 08 Satak at entire C.S. Dag No.1313, (v) 15 Satak at entire C.S. Dag No.1315 and (vi) 07 Satak at entire C.S. Dag No.1318, aggregating to 91 Satak landed property all recorded in C.S. Khatian No.114 in Mouza - Kasba, J.L. No.13 under Police Station Tollygunge (now Kasba) in the District of South 24-Parganas (hereinafter collectively referred to as "the **said 91 SATAK PROPERTY**").
- A2. The said Sheikh Aminuddin died intestate leaving him surviving his mother Alakjan Bibi, wife Momina Bibi, one daughter Aisa Bibi and one brother said Sheikh Harmuj Ali as his only heir heiresses and

legal representatives who all upon his death inherited his undivided share in the said 91 Satak Property as per Muslim of Law inheritance.

- A3. The said Alakjan Bibi died intestate leaving her surviving her only son Sheikh Harmuj Ali as her only heir and legal representative who upon her death inherited her undivided share in the said 91 Satak Property as per Muslim Law of inheritance.
- A4. The said Momina Bibi died intestate leaving her surviving her daughter Aisa Bibi as her only heiress and legal representative who upon her death inherited her share in the said 91 Satak Property as per Muslim Law of inheritance.
- A5. Whilst in possession of the 91 Satak Property with said Sheikh Harmuj Ali, the said Aisa Bibi filed a suit against Sheikh Harmuj Ali in the Court of the Learned 3<sup>rd</sup> Sub-Judge at Alipore for partition of the said 91 Satak Property, numbered as Title Suit No.47 of 1956.
- A6. By a decree dated 6<sup>th</sup> August 1958 passed in the said Title Suit for partition, the said 91 Satak Property was partitioned by metes and bounds and the said Aisa Bibi was allotted 25 Satak of land out of the said 91 Satak Property and the balance 66 Satak of land was allotted to Sheikh Harmuj Ali in the manner following:

<u>C.S. Dag No.</u>	<u>Total Area (in Satak)</u>	<u>Area Allotted to Aisa Bibi (in Satak)</u>	<u>Area Allotted to Shiekh Harmuj Ali (in Satak)</u>
1305	3 out of 6	01	02
1306	7 out of 14	02	05
1312	51	14	37
1313	8	02	06
1315	15	04	11
1318	7	02	05
		<b>25</b>	<b>66</b>

The said 25 Satak of land out of the said 91 Satak Property allotted to the said Aisa Bibi is hereinafter referred to as "the **said 25 Satak Property**" and the said 66 Satak of land allotted to the said Sheikh Harmuj Ali is hereinafter referred to as "the **said 66 Satak Property**"

- A7. By an Indenture of Conveyance dated 17<sup>th</sup> February 1967 made between the said Sheikh Harmuj Ali as vendor therein and one Swapan Kumar Banerjee and Smt. Madabhi Banerjee as purchasers therein and registered with Joint Sub-Registrar of Alipore at Behala in Book I Volume No.11 Pages 174 to 179 Being No.898 for the year 1967, the said Sheikh Harmuj Ali for the consideration therein mentioned granted sold conveyed transferred assigned and assured unto and in favour of the said Swapan Kumar Banerjee and Madabhi Banerjee **ALL THAT** undivided 22 Satak landed property, out of his aforesaid 66 Satak Property, situate lying at and being a part of said C.S. Dag No.1312 absolutely and forever.
- A8. By a Deed of Gift dated 17<sup>th</sup> February 1967 made between the said Sheikh Harmuj Ali as donor therein and his wife Baharan Bibi as donee therein and registered with Joint Sub-Registrar of Alipore at Behala in Book I Volume No.11 Pages 180 to 184 Being No.899 for the year 1967, the said Sheikh Harmuj Ali, out of his natural love and affection towards his wife, granted conveyed transferred assigned and assured unto and to his wife Baharan Bibi **ALL THOSE** undivided pieces and parcels contiguous landed property containing an area of (i) 02 Satak in the said C.S. Dag No. 1305, (ii) 05 Satak in the said C.S. Dag No. 1306, (iii) 15 Satak in the said C.S. Dag No. 1312, (iv) 06 Satak in the said C.S. Dag No.1313, (v) 11 Satak in the said C.S. Dag No.1315 and (vi) 05 Satak in the said C.S. Dag No.1318 aggregating to 44 Satak landed property all recorded in C.S. Khatian No.114 in Mouza - Kasba, J.L. No.13 under Police Station Tollygunge (now Kasba) in the District of South 24-Parganas (hereinafter collectively referred to as "the **said 44 SATAK PROPERTY**") absolutely and forever.

- A9. By an Indenture of Conveyance dated 24<sup>th</sup> July 1967 made between the said Baharan Bibi as vendor therein and the said Swapan Kumar Banerjee and Smt. Kamala Mukherjee as purchasers therein and registered with Sub-Registrar of Alipore at Behala in Book I Volume No.108 Pages 33 to 38 Being No.5528 for the year 1967, the said Baharan Bibi for the consideration therein mentioned granted sold conveyed transferred assigned and assured unto and in favour of the said Swapan Kumar Banerjee and Smt. Kamala Mukherjee **ALL THOSE** undivided (i) 06 Satak landed property, being the entire landed property belonging to her in C.S. Dag No.1313 and (ii) 04 Satak landed property in C.S. Dag No.1312 aggregating to 10 Satak, out of the said 44 Satak Property absolutely and forever.
- A10. By an Indenture of Conveyance dated 11<sup>th</sup> January 1974 made between the said Baharan Bibi as vendor therein and Himaja Prasad Bhattacharjee as purchaser therein and registered with Sub-Registrar of Alipore at Alipore in Book I Volume No.23 Pages 137 to 140 Being No.161 for the year 1974, the said Baharan Bibi for the consideration therein mentioned granted sold conveyed transferred assigned and assured unto and in favour of the said Himaja Prasad Banerjee **ALL THAT** undivided 08 Satak or 05 Cottahs more or less landed property in C.S. Dag No.1312, out of the said 44 Satak Property absolutely and forever.
- A11. By an Indenture of Conveyance dated 11<sup>th</sup> January 1974 made between the said Baharan Bibi as vendor therein and Megh Nath Banerjee as purchaser therein and registered with Sub-Registrar of Alipore at Alipore in Book I Volume No.9 Pages 145 to 149 Being No.162 for the year 1974, the said Baharan Bibi for the consideration therein mentioned granted sold conveyed transferred assigned and assured unto and in favour of the said Megh Nath Banerjee **ALL THAT** undivided (i) 03 Satak landed property, being the remaining landed property belonging to her in C.S. Dag No.1312 and (ii) 05 Satak landed property being the entire landed property belonging to her in C.S. Dag No.1318 aggregating to 08 Satak or 5 Cottahs landed property, out of the said 44 Satak Property absolutely and forever.



A12. By an Indenture of Conveyance dated 9<sup>th</sup> August 1991 made between the said Aisa Bibi as vendor therein and Swapan Kumar Banerjee, Hare Krishna Prasad and Shambhu Nath Neotia as purchasers therein and registered with District Sub-Registrar-III, Alipore, South 24 Parganas in Book I Volume No.123 Pages 358 to 373 Being No.12364 for the year 1991, the said Aisa Bibi for the consideration therein mentioned sold conveyed transferred assigned and assured unto and in favour of the said Swapan Kumar Banerjee, Hare Krishna Prasad and Shambhu Nath Neotia **ALL THAT** undivided more or less 11 Cottahs landed property (out of her said 25 Satak Property allotted to her under the said Title Suit No.47 of 1956 for partition), being the total area of 14 Satak, 02 Satak and 02 Satak aggregating to 18 Satak under C.S. Dag Nos.1312, 1313 and 1318 respectively, allotted to her under the said Title Suit No.47 of 1956 for partition in the following undivided shares absolutely and forever:

- (a) Swapan Kumar Banerjee - Undivided 01 Cottah 08 Chittacks
- (b) Hare Krishna Prasad - Undivided 04 Cottah 12 Chittacks
- (c) Shambhu Nath Neotia - Undivided 04 Cottah 12 Chittacks

A13. The said Swapan Kumar Banerjee, Hare Krishna Prasad, Shambhu Nath Neotia, Himaja Prasad Bhattacharjee, Madhabi Banerjee, Kamala Mukherjee and Meghnath Banerjee thus became seized and possessed of as the absolute owners of the contiguous divided and demarcated pieces and parcels of the landed property measuring 66 Satak situate lying at and being the entire full said C.S. Dag Nos.1312, 1313 and 1318 all recorded in C.S. Khatian No.114 in Mouza - Kasba under Police Station - Tollygunge (now Kasba) in the District of South 24 Parganas (being a part of the said 91 Satak Property) in the following undivided shares:-

- (a) The said Swapan Kumar Banerjee purchased (1) undivided 11 Satak land in C.S. Dag No.1312 from Sheikh Harmuj Ali, as recited in paragraph A7 above, (2) undivided



- 03 Satak land in C.S. Dag No.1313 and undivided 02 Satak land in C.S. Dag No.1312 from Baharan Bibi, as recited in paragraph A9 above and (3) undivided 01 Cottah 08 Chittacks land in C.S. Dag Nos.1312, 1313 and 1318 from Aisa Bibi, as recited in paragraph A12 above, equivalent to more or less - 11 Cottah 00 Chittacks
- (b) The said Hare Krishna Prasad purchased undivided 04 Cottahs 12 Chittacks land in C.S. Dag Nos.1312, 1313 and 1318 from Aisa Bibi, as recited in paragraph A12 above - 04 Cottahs 12 Chittacks
- (c) The said Shambhu Nath Neotia purchased undivided 04 Cottahs 12 Chittacks land in C.S. Dag Nos.1312, 1313 and 1318 from Aisa Bibi, as recited in paragraph A12 above - 04 Cottahs 12 Chittacks
- (d) The said Himaja Prasad Bhattacharjee purchased undivided 08 Satak or more or less 05 Cottahs land in C.S. Dag No.1312 from Baharan Bibi, as recited in paragraph A10 above - 05 Cottahs 00 Chittacks
- (e) The said Smt. Madabhi Banerjee purchased undivided 11 Satak land in C.S. Dag No.1312 from Sheikh Harmuj Ali, as recited in paragraph A7 above equivalent to more or less - 06 Cottahs 08 Chittacks
- (f) The said Smt. Kamala Mukherjee purchased undivided 03 Satak land in C.S. Dag No.1313 and undivided 02 Satak land in C.S. Dag No.1312

aggregating to 05 Satak from Baharan Bibi, as recited in paragraph A9 hereinabove equivalent to

- 03 Cottahs 00 Chittacks

- (g) The said Megh Nath Banerjee purchased undivided 03 Satak land in C.S. Dag No.1312 and undivided 05 Satak land in C.S. Dag No.1318 aggregating to 08 Satak or more or less 5 Cottahs, as recited in paragraph A11 hereinabove

- 05 Cottahs 00 Chittacks

Total: 40 Cottahs 00 Chittacks

- A14. The said 40 Cottahs landed property was separately assessed and numbered as premises No. 8 Bosepukur Road, within Police Station - Kasba, Kolkata by the Kolkata Municipal Corporation and the Kolkata Municipal Corporation duly mutated the names of the said Swapan Kumar Banerjee, Hare Krishna Prasad, Shambhu Nath Neotia, Himaja Prasad Bhattacharjee, Madhab Banerjee, Kamala Mukherjee and Meghnath Banerjee as owners thereof.

**B. Chain of Title of Erstwhile Premises No. 8B Bose Pukur Road, Kolkata (since been amalgamated with Premises No. 8 Bose Pukur Road by the Kolkata Municipal Corporation)**

- B1. By an Indenture of Conveyance dated 25<sup>th</sup> March 1930 made between Montaj Ali Mondal, Entaj Ali Mondal, Morium Bibi, Bahar Ali Mondal and Meher Ali Mondal as vendors therein and Sheikh Baru Mistry, Sheikh Noor Mohammed Mistry and Sheikh Sovan Mistry as purchasers therein and registered with the District Sub-Registrar, Alipore in Book I Volume No.41 Pages 98 to 100 Being No.1039 for the year 1930, the said Montaj Ali Mondal and others for the consideration therein mentioned granted sold conveyed transferred assigned and assured unto and in favour of the said Sheikh Baru Mistry and others **ALL THAT** piece and parcel of land containing an area of 26 Sataks situate lying at and being C.S. Dag No. 1307 recorded in C.S. Khatian No. 644 in Mouza - Kasba, J.L. No.13 under Police Station Tollygunge (now Kasba) in the District

of South 24-Parganas (hereinafter referred to as "the **said 26 SATAK PROPERTY**").

- B2. The said Sheikh Baru Mistry, a Muslim bachelor died intestate leaving him surviving his father Sheikh Haran Mistry as his only heir and legal representative who upon his death inherited and became entitled to his undivided share in the said 26 Satak Property as per Muslim of Law inheritance.
- B3. The said Sheikh Haran Mistry, a Muslim died intestate leaving him surviving his wife, two sons namely Sheikh Noor Mohammed Mistry and Sheikh Sovan Mistry and three daughters namely Mussamat Amina Bibi, Mussamat Samiran Bibi and Mussamat Tooni Bibi as his only heirs heiresses and legal representative who all upon his death inherited and became entitled to his undivided share in the said 26 Satak Property as per Muslim of Law inheritance.
- B4. The said Sheikh Noor Mohammed Mistry, Muslim died intestate leaving him surviving his mother, wife Mussamat Bechni Bibi, four sons namely Oli Mohammed, Khalek Mohammed, Malek Mohammed and Sohrab Mohammed and three daughters namely Mussamat Begum Bibi, Mussamat Shahjadi Bibi and Mussamat Noor Nehar Bibi as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled to his undivided share in the said 26 Satak Property as per Muslim of Law inheritance.
- B5. The widow of the said Sheikh Haran Mistry, a Muslim died intestate leaving her surviving son Sheikh Sovan Mistry and three daughters namely Mussamat Amina Bibi, Mussamat Samiran Bibi and Mussamat Tooni Bibi as her only heir heiresses and legal representatives who all upon her death inherited and became entitled to her undivided share in the said 26 Satak Property as per Muslim of Law inheritance.
- B6. The said Mussamat Amina Bibi, a Muslim widow having no child died intestate leaving her surviving her brother Sheikh Sovan Mistry and two sisters namely Mussamat Samiran Bibi and

Mussamat Tooni Bibi as her only heir heiresses and legal representatives who all upon her death inherited and became entitled to her undivided share in the said 26 Satak Property as per Muslim of Law inheritance.

- B7. The said Mussamat Samiran Bibi, a Muslim died intestate leaving her surviving her three sons Ashgar Ali Mondal, Akbar Ali Mondal and Joynal Ali Mondal as her only heirs and legal representatives who all upon her death inherited and became entitled to her undivided share in the said 26 Satak Property as per Muslim of Law inheritance.
- B8. The said Mussamat Bechi Bibi died intestate leaving her surviving her four sons namely Oli Mohammed, Khalek Mohammed, Malek Mohammed and Sohrab Mohammed and three daughters namely Mussamat Begum Bibi, Mussamat Shahjadi Bibi and Mussamat Noor Nehar Bibi as her only heirs heiresses and legal representatives who all upon her death inherited her undivided share in the said 26 Satak Property as per Muslim of Law inheritance.
- B9. The said Mussamat Tooni Bibi, a Muslim died intestate leaving her surviving her two sons namely Yusuf Khan and Isa Khan as her only heirs and legal representatives who both upon her death inherited and became entitled to her undivided share in the said 26 Satak Property as per Muslim of Law inheritance.
- B10. The said Sheikh Sovan Mistry, Oli Mohammad, Khalek Mohammad, Malek Mohammad, Sohrab Mohammad, Mussamat Begum Bibi, Mussamat Shahajadi Bibi, Mussamat Noor Nehar Bibi, Ashgar Ali Mondal, Akbar Ali Mondal, Joynal Ali Mondal, Yusuf Khan and Isa Khan became seized and possessed as the absolute owners of the said 26 Satak Property.
- B11. The said 26 Satak Property was separately assessed and numbered by the Kolkata Municipal Corporation as Premises No. 8B Bosepukur Road, Kolkata.

B12. By an Indenture of Conveyance dated 20<sup>th</sup> November 1991 made between Sheikh Sovan Mistry and twelve others as vendors therein and the said Swapan Kumar Banerjee, Hare Krishna Prasad, Shambhu Nath Neotia, Himaja Prasad Bhattacharjee, Madhabi Banerjee, Kamala Mukherjee and Meghnath Banerjee as purchasers therein and registered with the District Sub-Registrar-III, Alipore, South 24-Parganas in Book I Volume No.280 Pages 478 to 497 Being No.16829 for the year 1991, the said Sheikh Sovan Mistry and others for the consideration therein mentioned granted sold conveyed transferred assigned and assured unto and in favour of the said Swapan Kumar Banerjee and six others absolutely and forever the said 26 Satak Property numbered as premises No. 8B Bosepukur Road, Kolkata in the following shares:

(i) Swapan Kumar Banerjee	-	Undivided 00 Cottah 04 Chittacks
(ii) Hare Krishna Prasad	-	Undivided 07 Cottah 03 Chittacks
(ii) Shambhu Nath Neotia	-	Undivided 07 Cottah 03 Chittacks
(iv) Himaja Prasad Bhattacharjee	-	Undivided 00 Cottahs 03 Chittacks
(v) Madhabi Banerjee	-	Undivided 00 Cottahs 03 Chittacks
(vi) Kamala Mukherjee	-	Undivided 00 Cottahs 03 Chittacks
(vii) Meghnath Banerjee	-	<u>Undivided 00 Cottahs 03 Chittacks</u>
Total	-	<u>Undivided 15 Cottahs 06 Chittacks</u>

B13. The Kolkata Municipal Corporation duly mutated the names of the said Swapan Kumar Banerjee, Hare Krishna Prasad, Shambhu Nath Neotia, Himaja Prasad Bhattacharjee, Madhabi Banerjee, Kamala Mukherjee and Meghnath Banerjee as owners of the said premises No. 8B Bosepukur Road, Kolkata measuring 26 Satak more or less.

C. Upon being so applied for by the said seven common Co-owners of Premises No. 8 Bose Pukur Road and Premises No. 8B Bose Pukur Road namely Swapan Kumar Banerjee, Hare Krishna Prasad, Shambhu Nath Neotia, Himaja Prasad Bhattacharjee, Madhabi Banerjee, Kamala Mukherjee and Meghnath Banerjee, the Kolkata Municipal Corporation amalgamated and included the said premises No. 8B Bose Pukur Road, Kolkata into premises No. 8 Bose Pukur Road, Kolkata and the same continued to be numbered as premises No. 8 Bose Pukur Road, Kolkata

containing an area of 55 Cottahs 06 Chittacks more or less morefully and particularly mentioned and described in the **First Schedule** hereunder written and hereinafter referred to as "the **said Premises**".

**D.** The said Swapan Kumar Banerjee, Hare Krishna Prasad, Shambhu Nath Neotia, Himaja Prasad Bhattacharjee, Madhabi Banerjee, Kamala Mukherjee and Meghnath Banerjee thus became seized and possessed of as the absolute owners of the said Premises in undivided shares as follows:

- (a) Swapan Kumar Banerjee, being the sum total of undivided 11 Cottahs recited in paragraph A13(a) above and undivided 04 Chittack recited in paragraph B12(i) above equivalent to undivided - 11 Cottahs 04 Chittacks
- (b) Hare Krishna Prasad, being the sum total of undivided 04 Cottahs 12 Chittacks recited in paragraph A13(b) above and undivided 07 Cottahs 03 Chittacks recited in paragraph B12(ii) above equivalent to undivided - 11 Cottahs 15 Chittacks
- (c) Shambhu Nath Neotia, being the sum total of undivided 04 Cottahs 12 Chittacks recited in paragraph A13(c) above and undivided 07 Cottahs 03 Chittacks recited in paragraph B12(iii) above equivalent to undivided: - 11 Cottahs 15 Chittacks
- (d) Himaja Prasad Bhattacharjee, being the sum total of undivided 05 Cottahs recited in paragraph A13(d) above and undivided 03 Chittacks recited in paragraph B12(iv) above equivalent to undivided: - 05 Cottahs 03 Chittacks
- (e) Madhabi Banerjee, being the sum total of undivided 06 Cottahs 08 Chittacks recited in paragraph A13(e) above and undivided 03 Chittacks recited in

- paragraph B12(v) above equivalent to undivided: - 06 Cottahs 11 Chittacks
- (f) Kamala Mukherjee, being the sum total of undivided 03 Cottahs recited in paragraph A13(f) above and undivided 03 Chittacks recited in paragraph B12(vi) above equivalent to undivided: - 03 Cottahs 03 Chittacks
- (g) Meghnath Banerjee, being the sum total of undivided 05 Cottahs recited in paragraph A13(g) above and undivided 03 Chittacks recited in paragraph B12(vii) above equivalent to undivided: - 05 Cottahs 03 Chittacks
- Total: 55 Cottahs 06 Chittacks

- E.** The said Meghnath Banerjee, a Hindu governed by the Dayabhaga School of Hindu Law died intestate sometime in the year 1996 leaving him surviving his wife Manashi Banerjee, only son Joydip Banerjee and only daughter Debjani Barua as his only heir heiresses and legal representatives who all upon his death inherited and became entitled to his undivided 05 Cottahs 03 Chittacks landed property in the said Premises in equal shares.
- F.** By an Indenture of Conveyance dated 9<sup>th</sup> April 1999 made between the said Himaja Prasad Bhattacharjee as vendor therein, the said Swapan Kumar Banerjee, Smt. Kamala Mukherjee, Smt. Madhabi Banerjee, Smt. Manashi Banerjee, Joydeep Banerjee, Smt. Debjani Barua, Hare Krishna Prasad, Shambhu Nath Neotia, Smt. Archana Devi Prasad, Somnath Ghosh and Sajjan Kumar Neotia as confirming parties therein and (Messrs) New Ballygunge Builders Private Limited as purchaser therein and registered with the Additional Registrar of Assurances-I, Kolkata in Book I Volume No.1 Pages 1 to 35 Being No.18415 for the year 2006, the vendor thereto, Himaja Prasad Bhattacharjee for the consideration therein mentioned granted sold conveyed transferred assigned and assured unto and in favour of the said New Ballygunge Builders Private Limited **ALL THAT** his entire undivided landed property containing an area of 05 Cottahs 03 Chittacks more or less at and in the said Premises, being the aforesaid amalgamated premises No. 8 Bosepukur Road, Kolkata absolutely and forever and the confirming parties thereto, as and





being the co-owners of the said premises and/or the persons who originally agreed to purchase *inter alia* the said 05 Cottahs 03 Chittacks landed property and subsequently nominated the said purchaser New Ballygunge Builders Private Limited to complete the purchase of the said 05 Cottahs 03 Chittacks landed property in their place and stead and as their nominee, concurred and confirmed the sale thereby made by the vendor thereto to the purchaser thereto.

- G.** The said Smt. Kamala Mukherjee, a Hindu governed by the Dayabhaga School of Hindu Law died intestate sometime in the year 2002 leaving her surviving husband Adi Keshab Mukherjee, one son Somnath Mukherjee and five daughters Taruna Mukherjee, Madhabi Banerjee, Sarmistha Mukherjee, Madhury Mukhopadhyay and Manashi Banerjee as her only heirs heiresses and legal representatives who all upon her death inherited and became entitled to her undivided 03 Cottahs 03 Chittacks landed property at and in the said Premises in equal shares.
- H.** The said Adi Keshab Mukherjee, a Hindu governed by the Dayabhaga School of Hindu Law died Intestate sometime in the year 2005 leaving him surviving one son said Somnath Mukherjee and five daughters namely, said Taruna Mukherjee, Madhabi Banerjee, Sarmistha Mukherjee, Madhury Mukhopadhyay and Manashi Banerjee as his only heir heiresses and legal representatives who all upon his death inherited and became entitled to his share in the undivided 03 Cottahs 03 Chittacks landed property at and in the said Premises in equal shares.
- I.** By an Indenture of Conveyance dated 4<sup>th</sup> August 2006 made between the said Swapan Kumar Banerjee as vendor therein, the said Smt. Manashi Banerjee, Joydeep Banerjee, Smt. Debjani Barua, Smt. Madhabi Banerjee, Somnath Mukherjee, Smt. Taruna Mukherjee, Smt. Sarmistha Mukherjee, Smt. Madhury Mukhopadhyay (Worlee), Hare Krishna Prasad, Shambhu Nath Neotia, New Ballygunge Builders Private Limited, Smt. Archana Devi Prasad, Somnath Ghosh and Sajjan Kumar Neotia as confirming parties therein and said New Ballygunge Builders Private Limited as purchaser therein and registered with the Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.7 Pages 7616 to 7643 Being No.2819 for the year 2010, the vendor thereto, said Swapan Kumar Banerjee for the consideration therein mentioned granted sold conveyed



transferred assigned and assured unto and in favour of the said New Ballygunge Builders Private Limited **ALL THAT** undivided 01 Cottah 13 Chittacks landed property (out of his undivided 11 Cottahs 04 Chittacks landed property) at and in the said Premises absolutely and forever and the confirming parties thereto, as and being the co-owners of the said premises and/or the persons originally agreed to purchase *inter alia* the said 01 Cottahs 13 Chittacks landed property and subsequently nominated the said purchaser New Ballygunge Builders Private Limited to complete the purchase of the said 01 Cottahs 13 Chittacks landed property in their place and stead and as their nominee, concurred and confirmed the sale thereby made by the vendor thereto to the purchaser thereto.

- J. By an Indenture of Conveyance dated 4<sup>th</sup> August 2006 made between the said Swapn Kumar Banerjee as vendor therein, the said Smt. Manashi Banerjee, Joydeep Banerjee, Smt. Debjani Barua, Smt. Madhabi Banerjee, Somnath Mukherjee, Smt. Taruna Mukherjee, Smt. Sarmistha Mukherjee, Smt. Madhury Mukhopadhyay (Worlee), Hare Krishna Prasad, Shambhu Nath Neotia, New Ballygunge Builders Private Limited, Smt. Archana Devi Prasad, Somnath Ghosh and Sajjan Kumar Neotia as confirming parties therein and Gold Rock Constructors Private Limited as purchaser therein and registered with the Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.7 Pages 7588 to 7615 Being No.2818 for the year 2010, the vendor thereto, said Swapn Kumar Banerjee for the consideration therein mentioned granted sold conveyed transferred assigned and assured unto and in favour of the said Gold Rock Constructors Private Limited **ALL THAT** undivided 05 Cottahs 10 Chittacks landed property (out of his undivided 11 Cottahs 04 Chittacks landed property) at and in the said Premises absolutely and forever and the confirming parties thereto, as and being the co-owners of the said Premises and/or the persons who originally agreed to purchase *inter alia* the said 05 Cottahs 10 Chittacks landed property and subsequently nominated the said purchaser, Gold Rock Constructors Private Limited to complete the purchase of the said 05 Cottahs 10 Chittacks landed property in their place and stead and as their nominee, concurred and confirmed the sale thereby made by the vendor thereto to the purchaser thereto.

- K.** By an Indenture of Conveyance dated 4<sup>th</sup> August 2006 made between said Swapan Kumar Banerjee as vendor therein, said Smt. Manashi Banerjee, Joydeep Banerjee, Smt. Debjani Barua, Smt. Madhabi Banerjee, Somnath Mukherjee, Smt. Taruna Mukherjee, Smt. Sarmistha Mukherjee, Smt. Madhury Mukhopadhyay (Worlee), Hare Krishna Prasad, Shambhu Nath Neotia, New Ballygunge Builders Private Limited, Smt. Archana Devi Prasad, Somnath Ghosh and Sajjan Kumar Neotia as confirming parties therein and Shubh City Promoters Private Limited as purchaser therein and registered with the Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.7 Pages 7813 to 7840 Being No.2820 for the year 2010, the vendor thereto, said Swapan Kumar Banerjee for the consideration therein mentioned granted sold conveyed transferred assigned and assured unto and in favour of the said Shubh City Promoters Private Limited **ALL THAT** his remaining undivided 03 Cottahs 13 Chittacks landed property at and in the said Premises absolutely and forever and the confirming parties thereto, as and being the co-owners of the said Premises and/or the persons who originally agreed to purchase *interalia* the said 03 Cottahs 13 Chittacks landed property and subsequently nominated the said Purchaser, Shubh City Promoters Private Limited to complete the purchase of the said 03 Cottahs 13 Chittacks landed property in their place and stead and as their nominee, concurred and confirmed the sale thereby made by the vendor thereto to the purchaser thereto.
- L.** By an Indenture of Conveyance dated 4<sup>th</sup> August 2006 made between said Somnath Mukherjee, Smt. Manashi Banerjee, Smt. Taruna Mukherjee, Smt. Madhabi Banerjee, Smt. Sarmistha Mukherjee and Smt. Madhury Mukhopadhyay (Worlee) as vendors therein, said Joydeep Banerjee, Smt. Debjani Barua, Swapan Kumar Banerjee, Hare Krishna Prasad, Shambhu Nath Neotia, New Ballygunge Builders Private Limited, Smt. Archana Devi Prasad, Somnath Ghosh and Sajjan Kumar Neotia as confirming parties therein and the said Shubh City Promoters Private Limited as purchaser therein and registered with the Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.7 Pages 7700 to 7727 Being No.2822 for the year 2010, the vendors thereto, said Somnath Mukherjee and others for the consideration therein mentioned granted sold conveyed transferred assigned and assured unto and in favour of the said Shubh City Promoters Private Limited **ALL THAT** their entire

undivided 03 Cottahs 03 Chittacks landed property at and in the said Premises absolutely and forever and the said confirming parties thereto, as and being the co-owners of the said Premises and/or the persons who originally agreed to purchase *inter alia* the said 03 Cottahs 03 Chittacks landed property and subsequently nominated the said purchaser Shubh City Promoters Private Limited to complete the purchase of the said 03 Cottahs 03 Chittacks landed property in their place and stead and as their nominee, concurred and confirmed the sale thereby made by the vendor thereto to the purchaser thereto.

- M.** By an Indenture of Conveyance dated 4<sup>th</sup> August 2006 made between said Smt. Madhabi Banerjee as vendor therein, said Smt. Manashi Banerjee, Joydeep Banerjee, Smt. Debjani Barua, Smt. Madhabi Banerjee, Somnath Mukherjee, Smt. Taruna Mukherjee, Smt. Sarmistha Mukherjee, Smt. Madhury Mukhopadhyay (Worlee), Hare Krishna Prasad, Shambhu Nath Neotia, New Ballygunge Builders Private Limited, Smt. Archana Devi Prasad, Somnath Ghosh and Sajjan Kumar Neotia as confirming parties therein and Gold Rock Properties Private Limited as purchaser therein and registered with the Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.7 Pages 7672 to 7699 Being No.2821 for the year 2010, the vendor thereto, said Madhabi Banerjee for the consideration therein mentioned granted sold conveyed transferred assigned and assured unto and in favour of the said Gold Rock Properties Private Limited **ALL THAT** her entire undivided 06 Cottahs 11 Chittacks landed property at and in the said Premises absolutely and forever and the said confirming parties thereto, as and being the co-owners of the said Premises and/or the persons who originally agreed to purchase *inter alia* the said 06 Cottahs 11 Chittacks landed property and subsequently nominated the said purchaser Gold Rock Properties Private Limited to complete the purchase of the said 06 Cottahs 11 Chittacks landed property in their place and stead and as their nominee, concurred and confirmed the sale thereby made by the vendor thereto to the purchaser thereto.

- N.** By an Indenture of Conveyance dated 4<sup>th</sup> August 2006 made between said Smt. Manashi Banerjee, Joydeep Banerjee and Smt. Debjani Barua as vendors therein, said Swapn Kumar Banerjee Somnath Mukherjee, Smt. Taruna Mukherjee, Smt. Madhabi Banerjee, Smt. Sarmistha

Mukherjee, Smt. Madhury Mukhopadhyay (Worlee), Hare Krishna Prasad, Shambhu Nath Neotia, New Ballygunge Builders Private Limited, Smt. Archana Devi Prasad, Somnath Ghosh and Sajjan Kumar Neotia as confirming parties therein and New Ballygunge Developers Private Limited as purchaser therein and registered with the Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No.7 Pages 7560 to 7587 Being No.2817 for the year 2010, the vendors thereto, said Manashi Banerjee and others for the consideration therein mentioned granted sold conveyed transferred assigned and assured unto and in favour of the said New Ballygunge Developers Private Limited **ALL THAT** their entire undivided 05 Cottahs 03 Chittacks landed property at and in the said Premises absolutely and forever and the said confirming parties thereto, as and being the co-owners of the said Premises and/or the persons who originally agreed to purchase *inter alia* the said 05 Cottahs 03 Chittacks landed property and subsequently nominated the said purchaser New Ballygunge Developers Private Limited to complete the purchase of the said 05 Cottahs 03 Chittacks landed property in their place and stead and as their nominee, concurred and confirmed the sale thereby made by the vendor thereto to the purchaser thereto.

- O.** The said Hare Krishna Prasad, Shambhu Nath Neotia, New Ballygunge Builders Private Limited, Gold Rock Constructors Private Limited, Shubh City Promoters Private Limited, Gold Rock Properties Private Limited and New Ballygunge Developers Private Limited thus became the full and absolute owners of the said amalgamated Premises No. 8 Bosepukur Road, Kolkata admeasuring 55 Cottahs 06 Chittacks more or less in the following undivided shares:-

i) Hare Krishna Prasad	- 11 Cottahs 15 Chittacks (i.e. 21.56%)
ii) Shambhu Nath Neotia	- 11 Cottahs 15 Chittacks (i.e. 21.56%)
iii) New Ballygunge Builders Pvt. Ltd.	- 07 Cottahs 00 Chittacks (i.e. 12.64%)
iv) Gold Rock Constructors Pvt. Ltd.	- 05 Cottahs 10 Chittacks (i.e. 10.16%)
v) Shubh City Promoters Pvt. Ltd.	- 07 Cottahs 00 Chittacks (i.e. 12.64%)
vi) Gold Rock Properties Pvt. Ltd.	- 06 Cottahs 11 Chittacks (i.e. 12.07%)
vii) New Ballygunge Developers Pvt. Ltd.	- <u>05 Cottahs 03 Chittacks (i.e. 9.37%)</u>
<b>Total:</b>	<b><u>55 Cottahs 06 Chittacks (i.e. 100%)</u></b>

- P.** By an Indenture of Conveyance dated 25<sup>th</sup> January 2011 made between the said Hare Krishna Prasad as vendor therein and Kasturi Infrastructure Private Limited, the Confirming Party No.1 hereto as purchaser therein and the said Shambhu Nath Neotia, New Ballygunge Builders Private Limited, New Ballygunge Developers Private Limited, Shubh City Promoters Private Limited, Gold Rock Constructors Private Limited and Gold Rock Properties Private Limited as confirming parties therein and registered with the Additional Registrar of Assurances-I, Kolkata in Book No. 1 CD Volume No. 2 pages 3799 to 3830 Being No. 00629 for the year 2011, Hare Krishna Prasad for the consideration therein mentioned granted sold conveyed and transferred unto and in favour of Kasturi Infrastructure Private Limited **All That** his entire undivided 11 Cottahs 15 Chittacks landed property at and in the said Premises absolutely and forever and all the six confirming parties thereto, being the co-owners of the said Premises concurred and confirmed the sale thereby made.
- Q.** By an Indenture of Conveyance dated 11<sup>th</sup> August 2012 made between the said Shambhu Nath Neotia, the Vendor No.1 hereto, as vendor therein and the said Kasturi Infrastructure Private Limited, the Confirming Party No.1 hereto as purchaser therein and the said New Ballygunge Builders Private Limited, New Ballygunge Developers Private Limited, Shubh City Promoters Private Limited, Gold Rock Constructors Private Limited and Gold Rock Properties Private Limited as confirming parties therein and registered with the Additional Registrar of Assurances-I, Kolkata in Book No I CD Volume No. 16 pages from 3318 to 3332 Being No. 07494 for the year 2012, Shambhu Nath Neotia for the consideration therein mentioned granted sold conveyed and transferred unto and in favour of the said Kasturi Infrastructure Private Limited **All That** undivided 1 (one) Chittack (out of his undivided 11 Cottahs 15 Chittacks landed property) equivalent to undivided 0.11% part or share of and in the said Premises absolutely and forever and all the confirming parties thereto, being the co-owners of the said Premises, concurred and confirmed the sale thereby made.
- R.** The Vendors hereto, Shambhu Nath Neotia, Gold Rock Constructors Private Limited and Gold Rock Properties Private Limited have become and are seised and possessed of as the full and absolute owners of **All That** 43.68% undivided share in the Premises No. 8 Bosepukur Road,


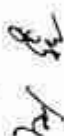

Kolkata admeasuring 55 Cottahs 06 Chittacks more or less morefully and particularly mentioned and described in the **First Schedule** hereunder written and hereinafter referred to as "the **said Premises**" in the following undivided shares and percentages mentioned below corresponding to their respective names:

<u>Names of Owner</u>	<u>Share on area basis</u>	<u>Share in percentage</u>
Shambhu Nath Neotia (the Vendor No. 1 hereto)	11 Cottahs 14 Chittacks	21.45%
Gold Rock Constructors Pvt. Ltd. (the Vendor No.2 hereto)	05 Cottahs 10 Chittacks	10.16%
Gold Rock Properties Pvt. Ltd. (the Vendor No.3)	06 Cottahs 11 Chittacks	12.07%

and the said Kasturi Infrastructure Private Limited, New Ballygunge Builders Private Limited, New Ballygunge Developers Private Limited and Shubh City Promoters Private Limited became seised and possessed of as the full and absolute owners of All That the remaining 56.32% undivided share in the said Premises admeasuring 55 Cottahs 06 Chittacks more or less in the following undivided shares and percentages mentioned below corresponding to their respective names:

<u>Names of Owner</u>	<u>Share on area basis</u>	<u>Share in percentage</u>
Kasturi Infrastructure Private Limited (the Confirming Party No.1 hereto)	12 Cottahs 00 Chittacks	21.67%
New Ballygunge Builders Private Limited (now converted to New Ballygunge Builders LLP as stated hereafter, being the Confirming Party No.2)	07 Cottahs 00 Chittacks	12.64%
New Ballygunge Developers Private Limited (now converted to New Ballygunge Developers LLP as stated hereinafter, being	05 Cottahs 03 Chittacks	9.37%

the Confirming Party No.3		
Shubh City Promoters Private Limited (now converted to Shubh City Promoters LLP as stated hereinafter, being the Confirming Party No.4	07 Cottahs 00 Chittacks	12.64%

- S.** Plan for construction of a ground plus ten storeyed new building at the said Premises has been sanctioned by the Kolkata Municipal Corporation vide Building Permit No. 2013070036 dated 07.05.2013 (hereinafter referred to as "the **said Building Sanction Plan**").
- T.** The Vendors have contracted with the Purchaser for absolute sale of their respective undivided shares in the said premises aggregating to 43.68% undivided share (equivalent to more or less 24 Cottahs 03 Chittacks undivided landed property) in the said Premises No. 8 Bose Pukur Road, Kolkata admeasuring 55 Cottahs 06 Chittacks together with the benefits of the said Building Sanction Plan free from all encumbrances and liabilities whatsoever at and for the consideration of Rs.6,50,00,000/= (Rupees six crores fifty lacs) only and on the terms and conditions contained in the Agreement for Sale dated 25th June 2015 made between the parties hereto and registered with the Additional Registrar of Assurances-I, Kolkata in Book I, CD Volume No.1901-2015 Pages 44483 to 44516 Being No.190105342 for the year 2015. The said Kasturi Infrastructure Limited, New Ballygunge Builders Private Limited, New Ballygunge Developers Private Limited and Shubh City Promoters Private Limited are the Confirming Parties to the said Agreement for Sale dated 25th June 2015.
- U.** After execution of the said Agreement for Sale dated <sup>25<sup>th</sup></sup>~~15<sup>th</sup>~~ June 2015:  
- (i) The said New Ballygunge Builders Private Limited has been converted from a private limited company to a limited liability partnership named New Ballygunge Developer LLP vide Certificate of Registration on Conversion issued at West Bengal on 11th January 2016 by the Registrar of Companies, West Bengal. 




- (ii) The said New Ballygunge Developers Private Limited has been converted from a private limited company to a limited liability partnership named New Ballygunge Developer LLP vide Certificate of Registration on Conversion issued at West Bengal on 12th January 2016 by the Registrar of Companies, West Bengal.
- (iii) The said Shubh City Promoters Private Limited has been converted from a private limited company to a limited liability partnership named Shubh City Promoters LLP vide Certificate of Registration on Conversion issued at West Bengal on 10th February 2016 by the Registrar of Companies, West Bengal.
- V.** The Vendors are hereby completing the sale of their 43.68% undivided shares in the said Premises in favour of the Purchaser and the Confirming Parties hereto are concurring and confirming such sale in terms of the said Agreement for Sale dated 25th June 2015.
- W.** Inasmuch as the ad-valorem stamp duty on the basis of the market value of the property being hereby conveyed has been paid on the said Agreement for Sale dated 25th June 2015, this Deed has been stamped on non-judicial stamp paper of Rs.100/- (Rupees one hundred) only.
- I. NOW THIS DEED WITNESSETH** that in pursuance of the said agreement and in the premises aforesaid and in consideration of the sum of Rs.6,50,00,000/= (Rupees six crores fifty lacs) only in hand and well and truly by the Purchaser to the Vendors paid at or before the execution hereof in the proportion of their respective shares in the property hereby conveyed (the receipt whereof the Vendors do hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchaser and the property hereby granted conveyed transferred assigned and assured or expressed or intended so to be in favour of the Purchaser) the Vendors do hereby grant sell convey transfer assign assure and deliver and the Confirming Parties do hereby concur and confirm unto and in favour of the Purchaser **All That 43.68% undivided share of and in the piece or parcel of land containing an area of 55 Cottahs 06 Chittacks more or less (equivalent to more or less 24 Cottahs 03 Chittacks undivided landed**



property) situate and lying at and being premises No. 8, Bosepukur Road, Kolkata-700042, under Police Station Kasba, in the District of South 24-Parganas together with like undivided 43.68% share of and in the messuages tenements hereditaments dwelling houses structures and premises thereto all morefully and particularly mentioned and described in the **Second Schedule** hereunder written and delineated in the plan annexed hereto duly bordered thereon in "**Red**" (and hereinafter referred to as "the **Vendor's share in the said Premises**") together with like undivided 43.68% share in all and singular the edifices fixtures gates courts courtyards compound compound-walls on all sides areas sewers drains ways paths passages fences hedges ditches trees water water-courses lights electric and other connections sanitary and other fixtures fittings and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and every part thereof **AND** all the estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendor into out of or upon the property hereby granted conveyed transferred assigned and assured or expressed or intended so to be **AND TOGETHER WITH** the benefits of the said Building Sanction Plan sanctioned by the Kolkata Municipal Corporation for construction of a new building at the said Premises **AND TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anyway relating to or connected with the Vendor's share in the said Premises or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit or at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or any other thing whatsoever to alter defeat encumber or make void the same.

**II. THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER** as follows:-

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors or their respective predecessors-in-title or interest made done omitted

executed or knowingly permitted or suffered to the contrary, the Vendors are now lawfully rightfully and absolutely seised and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrance charge condition restriction use trust or any other thing whatsoever to alter defeat encumber or make void the same;

- (ii) **AND THAT** the Vendors or their respective predecessors-in-title have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed and transferred or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed matter or thing whatsoever made done as aforesaid the Vendors have now in themselves good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all and singular the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges attachments liens lispendens leases tenancies occupancy rights restrictions restrictive covenants uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.
- (v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons having or

lawfully rightfully or equitably claiming through under or in trust for the Vendors or their respective predecessors-in-title and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and every person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and exonerated of from and against all manner of former and other estate right title interest charges mortgages attachments encumbrances leases tenancies occupancy rights restrictions restrictive covenants liens lispendens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever made or suffered or created by the Vendor or any person or persons claiming as aforesaid.

- (vi) **AND THAT** the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such reasonable acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser.

**III. AND THE VENDORS DO HEREBY DECLARE AND ASSURE THE PURCHASER** as follows:-

- (a) **THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is not certificate case or proceedings against the Vendor for realization of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Act for the time being in force.

- (b) **AND THAT** the sale hereby made is together with all and every benefits of and/or arising out of the said Building Sanction Plan for construction of a new building at the said Premises and all permissions approvals and clearances obtained from the appropriate authorities as also all acts deeds and things done in anyway relating thereto shall henceforth belong to and be owned benefited and enjoyed by the Purchaser alongwith the Confirming Parties.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**  
**(SAID PREMISES)**

**ALL THAT** messuages tenements hereditaments dwelling houses sheds structures and premises together with the piece or parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 55 Cottahs 06 Chittacks more or less situate and lying at and being premises No. 8, Bosepukur Road, Kolkata-700042, under Police Station Kasba, Sub-Registration Office – Alipore, Ward No. 67 of the Kolkata Municipal Corporation in the District of South 24-Parganas { comprised of C.S. Dag Nos. 1312, 1313 and 1318 all recorded in C.S. Khatian No. 114 and C.S. Dag No. 1307 recorded in C.S. Khatian No. 644 all in Mouza Kasba, J.L. No. 13} and delineated in the plan annexed hereto duly bordered thereon in "**Red**" and butted and bounded as follows:

- On the **North** : By portions of C.S. Dag Nos. 1300, 1304 and 1308;
- On the **South** : By Bosepukur Road;
- On the **East** : By portions of C.S. Dag Nos. 1310 and 1311;
- On the **West** : By portions of C.S. Dag Nos. 1314 and 1317.

**Or Howsoever Otherwise** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**  
**(Vendors' share in the said Premises)**

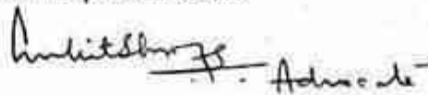
**ALL THAT undivided 43.68% share** of and in messuages tenements hereditaments dwelling houses sheds structures and premises together with like undivided 43.68% share of and in the piece or parcel of land or ground

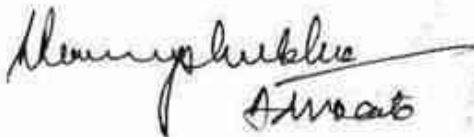
thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 55 Cottahs 06 Chittacks more or less (equivalent to more or less **24 Cottahs 03 Chittacks** undivided landed property) situate and lying at and being premises No. 8, Bosepukur Road, Kolkata-700042, under Police Station Kasba, Sub-Registration Office - Alipore, Ward No. 67 of the Kolkata Municipal Corporation in the District of South 24-Parganas fully described in the First Schedule hereinabove written.

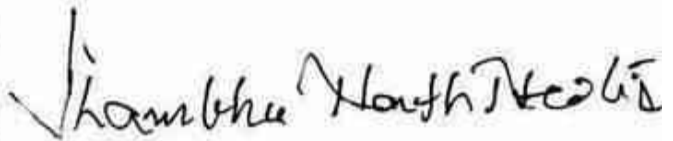
**Be it mentioned** that the total area of the residential structures having cemented flooring on the said Premises is 1946 Square feet more or less and **43.68%** whereof being hereby conveyed is equivalent to 850 Square feet more or less.

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

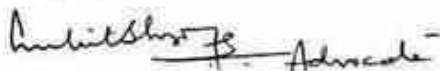
**SIGNED SEALED AND DELIVERED**  
by the withinnamed **VENDOR NO.1,**  
**SHAMBHU NATH NEOTIA** at Kolkata  
in the presence of:

  
Advocate

  
Advocate

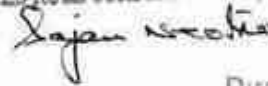


**SIGNED SEALED AND DELIVERED**  
on behalf of **VENDOR NO.2, GOLD**  
**ROCK CONSTRUCTORS PRIVATE**  
**LIMITED** by its Director, Mr. Sajjan  
Kumar Neotia at Kolkata in the  
presence of:

  
Advocate

  
Advocate

FOR GOLD ROCK CONSTRUCTORS (P) LTD.



Director

(SAJJAN KUMAR NEOTIA)

**SIGNED SEALED AND DELIVERED**  
on behalf of the **VENDOR NO.3,**  
**GOLD ROCK PROPERTIES PRIVATE**  
**LIMITED** by its Director Mr. Sajjan  
Kumar Neotia at Kolkata in the  
presence of:

for GOLD ROCK PROPERTIES (P) LTD,  
*Sajjan Neotia*  
Director  
(SAJJAN KUMAR NEOTIA)

*Anubhushan*  
Advocate

*Pranay Shukla*  
Advocate

**SIGNED SEALED AND DELIVERED**  
on behalf of the withinnamed  
**CONFIRMING PARTIES, (1)**  
**KASTURI INFRASTRUCTURE**  
**PRIVATE LIMITED** by its Director Mr.  
Nirmal Kumar Jain, **(2) NEW**  
**BALLYGUNGE BUILDERS LLP** by its  
Designated Partner Mr. Harsh Jain, **(3)**  
**NEW BALLYGUNGE DEVELOPERS**  
**LLP** by its Designated Partner Mr.  
Dharam Chand Jain and **(4) SHUBH**  
**CITY PROMOTERS LLP** by its  
Designated Partner Mr. Harsh Jain at  
Kolkata in the presence of:

For Kasturi Infrastructure Private Limited  
*Nirmal Kumar Jain*  
Director

For New Ballygunge Builders LLP  
*Harsh Jain*  
Designated Partner

For New Ballygunge Developers LLP  
*Dharam Chand Jain*  
Designated Partner

For Shubh City Promoters LLP  
*Harsh Jain*  
Designated Partner

*Anubhushan*  
Advocate

*Pranay Shukla*  
Advocate  
High Court Calcutta  
(P. S. PRANOY SHUKLA)

**EXECUTED** on behalf of the  
withinnamed **PURCHASER, SKDJ  
KASTURI** by its partner Mr. Indra  
Chand Gupta at Kolkata in the  
presence of:

**SKDJ KASTURI**  
Indra Chand Gupta  
Partner

*Indra Chand Gupta*

*Pankaj Shroff* Advocate  
Pankaj Shroff & Co.  
4, Government Place North,  
8<sup>th</sup> floor, Kolkata - 700001.

*Pankaj Shroff*  
Advocate

Drafted by me

*Pankaj Shroff*  
(PANKAJ SHROFF)  
Advocate

High Court, Calcutta

Enrolment No.WB-904/1982

**RECEIPT AND MEMO OF CONSIDERATION**

**Received** of and from the withinnamed Purchaser the withinmentioned sum of Rs.6,50,00,000/= (Rupees six crore fifty lacs only) being the consideration in full payable under these presents as per the memo written hereinbelow:-

**MEMO OF CONSIDERATION:**

- |    |   |                   |
|----|---|-------------------|
| 1. | By Pay Order No. 230339 dated 25 <sup>th</sup> June 2015 of Punjab National Bank drawn in favour of the Vendor No.1, Shambhu Nath Neotia for ...                    | Rs. 68,06,250.00  |
| 2. | By Pay Order No. 230343 dated 25 <sup>th</sup> June 2015 of Punjab National Bank drawn in favour of the Vendor No.2, Gold Rock Constructors Private Limited for ... | Rs. 32,23,836.00  |
| 3. | By Pay Order No. 230340 dated 25 <sup>th</sup> June 2015 of Punjab National Bank drawn in favour of the Vendor No.3, Gold Rock Properties Private Limited for ...   | Rs. 38,29,914.00  |
| 4. | By way of deduction of tax at source @ 1% of the part payment of the consideration being paid to each of the three Vendors hereto ...                               | Rs. 1,40,000.00   |
| 5. | By Pay Order No. 694311 dated 6th March 2017 of Punjab National Bank drawn in favour of the Vendor No.1, Shambhu Nath Neotia for ...                                | Rs.2,47,94,197.00 |
| 6. | By Pay Order No. 694303 dated 4th March 2017 of Punjab National Bank drawn in favour of the Vendor No.2, Gold Rock Constructors Private Limited for ...             | Rs.1,17,44,011.00 |
|    |   | Rs.5,05,38,208.00 |

*Shambhu Nath Neotia* C/F

For GOLD ROCK CONSTRUCTORS (P) LTD.

*Sagar Arora*

For GOLD ROCK PROPERTIES (P) LTD.

*Sujan Neotia*

Director



- |    |   |   |
|----|---|---|
|    | B/f   | Rs.5,05,38,208.00                           |
| 7. | By Pay Order No. 694302 dated 4th March 2017 of Punjab National Bank drawn in favour of the Vendor No.3, Gold Rock Properties Private Limited for ... | Rs.1,39,51,793.00                           |
| 8. | By way of deduction of tax at source @ 1% of the balance consideration being paid to each of the three Vendors hereto ...                             | Rs. 5,09,999.00<br><u>Rs.6,50,00,000.00</u> |

**(Rupees six crore fifty lakh only)**

**Witnesses:**

*[Handwritten Signature]*  
Advocate

*[Handwritten Signature]*  
Advocate

*[Handwritten Signature]*

For GOLD ROCK CONSTRUCTORS (P) LTD.

*[Handwritten Signature]*  
Director

For GOLD ROCK PROPERTIES (P) LTD.

*[Handwritten Signature]*  
Director

**(VENDORS)**

**DATED THIS <sup>27<sup>th</sup></sup> DAY OF March 2017**

**BETWEEN**

**SHAMBHU NATH NEOTIA & ORS**

**...VENDORS**

**AND**

**KASTURI INFRASTRUCTURE PRIVATE  
LIMITED & ORS,**

**..... CONFIRMING PARTIES**

**AND**

**SKDJ KASTURI**

**...PURCHASER**

**CONVEYANCE**

**(Undivided 24 Cottahs 03 Chittacks  
landed property at Premises No.8  
Bose Pukur Road, Kolkata)**

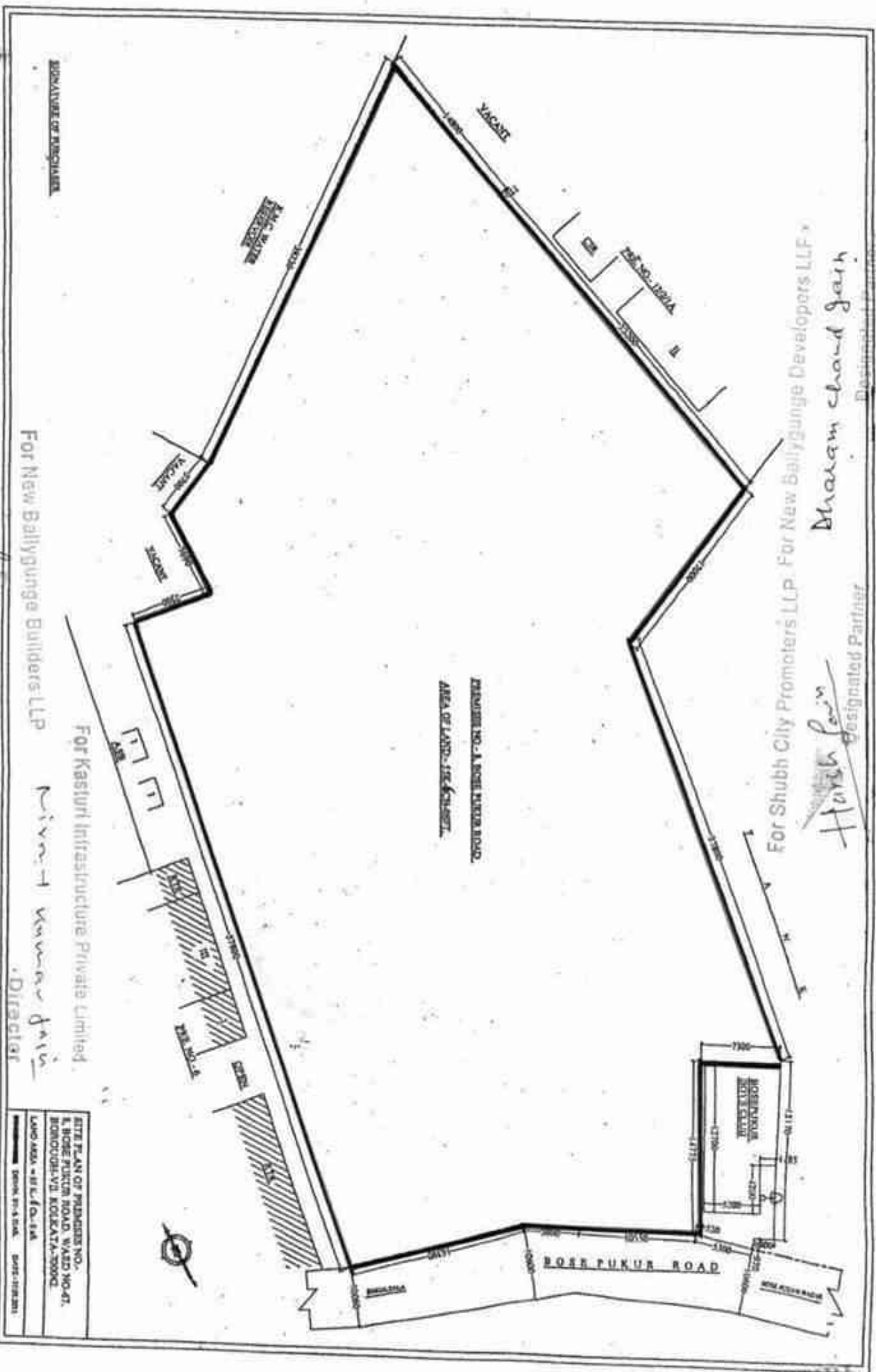
**PANKAJ SHROFF & COMPANY**

**Advocates**

**4 GOVERNMENT PLACE NORTH**

**OLISA HOUSE, 8TH FLOOR,**

**KOLKATA-700001.**



**SIGNATURE OF PURCHASER**

For New Ballygunge Builders LLP  
*Harish Jain*  
 Designated Partner

For Kasturi Infrastructure Private Limited.  
*Nirvan Kumar Jain*  
 Director

**SITE PLAN OF PREMISES NO. A, ROSE PUKUR ROAD, WARD NO-47, BOROCHUR-VII, KOLKATA-700062**  
 LAND AREA - 156.45 SQ. M.  
 DRAWN BY: S. S. SARKAR, DATE: 15/08/2011

For Shubb City Promoters LLP. For New Ballygunge Developers LLP.  
*Harish Jain*  
 Designated Partner

*Shyam Chand Jain*  
 Designated Partner

For GOLD ROCK CONSTRUCTORS (P) LTD.

*Sajan Dasgupta*

for GOLD ROCK PROPERTIES (P) LTD.

*Sajan Dasgupta*

**SHUBH KASTURI**

*Infrastructure Capital*  
*Sujan Dasgupta*  
 Partner



*Gp*

27 MAR 2017

Finger prints of the above party



✓ *Shankar Shankar K. S. S.*












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










Finger prints of the above party

























*Sajan Sajan S. S.*

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

<i>Finger prints of the above executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the above executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the above executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the above executant</i>					
 <p><i>Indra chand Gupta</i></p>					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand)</b>	<b>Little</b>





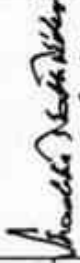


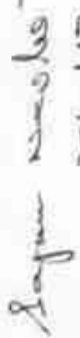
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19011000081140/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.





Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Shambhu Nath Neotia 244, Chittaranjan Avenue., P.O:- Beadon Street, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006	Seller		1110 	 27/3/17
2	Mr Sajjan Kumar Neotia 6/7A, Acharya Jagdish Chandra Bose Road., P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017	Represent ative of Seller [Gold Rock Construct ors Private Limited ] ,[Gold Rock Properties Private Limited ]		1111 	 27/3/17

Query No:-19011000081140/2017, 27/03/2017 01:53:30 PM KOLKATA (A.R.A. - I)





Page 2 of 4



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Nirmal Kumar Jain 5/2 Grastin Place., P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Represent ative of Seller [KASTURI INFRAS TRUCTUR E PRIVATE LTD (C. PARTIES) ] [NEW BALLYGU NGE BUILDER S LLP (C.PARTI ES) ] [SHUBH CITY PROMOT ERS LLP (C.PARTI ES) ]		1112 	Nirmal Kumar Jain 27/3/17
4	Mr DHARAM CHAND JAIN 39B, Kankurgachi , 2nd Lane., P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054	Represent ative of Seller [NEW BALLYGU NGE DEVELOP ERS LLP (C.PARTI ES) ]		 1113	Dharamchand Jain 27/3/17

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Mr Indra Chand Gupta 464 , S.N.Roy Road., P.O:- Shahpur, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038	Represent ative of Buyer [Skd] Kasturi ]		<sup>1207</sup> 	<i>Indra Chand Gupta</i> <i>12/07</i>
6	Mr HARSH JAIN 5/2, GARSTIN PLACE, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	Represent ative of Seller [NEW BALLYGU NGE BUILDER S LLP (C.PARTI ES) ] ,[SHUBH CITY PROMOT ERS LLP (C.PARTI ES) ]		<sup>1117</sup> 	<i>Harsh Jain</i> <i>27/3/17</i>
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr PRADEEP YADAV Son of Shri KRISHNA YADAV 4, GOVT PLACE NORTH, P.O:- G P O, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN - 700001	Mr Shambhu Nath Neotia, Mr Sajjan Kumar Neotia, Mr Nirmal Kumar Jain, Mr DHARAM CHAND JAIN, Mr Indra Chand Gupta, Mr HARSH JAIN		<i>Pradeep Yadav.</i> <i>27/03/17.</i>	

(Sujan Kumar Maity)

ADDITIONAL REGISTRAR  
OF ASSURANCE

OFFICE OF THE A.R.A. - I  
KOLKATA

Kolkata, West Bengal

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

GRN: 19-201617-005365869-1

Payment Mode Online Payment

GRN Date: 24/03/2017 12:47:25

Bank : Punjab National Bank

BRN : 5005249855

BRN Date: 24/03/2017 12:49:36

DEPOSITOR'S DETAILS

Id No. : 19011000081140/2/2017

[Query No./Query Year]

Name : SKDJ KASTURI

Contact No. :

Mobile No. : +91 9831788143

E-mail : skdjgroup@skdj.co.in

Address : 8, ORPHANGUNJ MARKET, KHIDERPORE, KOLKATA-700023

Applicant Name : Mr PANKAJ SHROFF AND CO

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale after registered sale agreement without possession Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	19011000081140/2/2017	Property Registration- Registration Fees	0030-03-104-001-16	650098
2	19011000081140/2/2017	Property Registration- Stamp duty	0030-02-103-003-02	30

Total

650128

In Words : Rupees Six Lakh Fifty Thousand One Hundred Twenty Eight only



**GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS**

Registrar, Kolkata  
Nizam Palace, 2nd MSO Building 2nd Floor, Kolkata, West Bengal, 700020, India

**FORM 19**

**[Refer Rule 32(1) of the LLP Rules, 2009]**

**CERTIFICATE OF REGISTRATION ON CONVERSION**

**OF  
NEW BALLYGUNGE BUILDERS PRIVATE LIMITED  
TO  
NEW BALLYGUNGE BUILDERS LLP**

LLP Identification Number: AAF-4629

It is hereby certified that NEW BALLYGUNGE BUILDERS LLP is this day registered pursuant to section 58(1) of the LLP Act, 2008.

Given at West Bengal this Eleventh day of January Two thousand sixteen.



Registrar, Kolkata

Note: The corresponding form has been approved by DIP NARAYAN CHOWDHURY, Assistant RoC and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 36(3)(ii) of the Limited Liability Partnership Rules, 2009.

The digitally signed certificate can be verified at the Ministry website ([www.mca.gov.in](http://www.mca.gov.in)).

Mailing Address as per record available in Registrar office:

NEW BALLYGUNGE BUILDERS LLP  
8, Bose Pukur Road., Kolkata, Kolkata,  
West Bengal, 700042, India.



**GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS**

Registrar, Kolkata  
Nizam Palace, 2nd MSO Building 2nd Floor, Kolkata, West Bengal, 700020, India

**FORM 19**

**[Refer Rule 32(1) of the LLP Rules, 2009]**

**CERTIFICATE OF REGISTRATION ON CONVERSION**

**OF**

**NEW BALLYGUNGE DEVELOPERS PRIVATE LIMITED**

**TO**

**NEW BALLYGUNGE DEVELOPERS LLP**

LLP Identification Number: AAF-4782

It is hereby certified that NEW BALLYGUNGE DEVELOPERS LLP is this day registered pursuant to section 58(1) of the LLP Act, 2008.

Given at West Bengal this Twelfth day of January Two thousand sixteen.



Registrar, Kolkata

Note: The corresponding form has been approved by DIP NARAYAN CHOWDHURY, Assistant RoC and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 36(3)(ii) of the Limited Liability Partnership Rules, 2009.

The digitally signed certificate can be verified at the Ministry website ([www.mca.gov.in](http://www.mca.gov.in)).

Mailing Address as per record available in Registrar office:

NEW BALLYGUNGE DEVELOPERS LLP  
39B, Kankurgachi, 2nd Lane., Kolkata, Kolkata,  
West Bengal, 700054, India.



**GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS**

Registrar, Kolkata  
Nizam Palace, 2nd MSO Building 2nd Floor, Kolkata, West Bengal, 700020, India

**FORM 19**

**[Refer Rule 32(1) of the LLP Rules, 2009]**

**CERTIFICATE OF REGISTRATION ON CONVERSION**

**OF**  
**SHUBH CITY PROMOTERS PRIVATE LIMITED**  
**TO**  
**SHUBH CITY PROMOTERS LLP**

LLP Identification Number: AAF-6762

It is hereby certified that SHUBH CITY PROMOTERS LLP is this day registered pursuant to section 58(1) of the LLP Act, 2008.

Given at West Bengal this Tenth day of February Two thousand sixteen.



Registrar, Kolkata

Note: The corresponding form has been approved by DIP NARAYAN CHOWDHURY, DEPUTY REGISTRAR OF COMPANIES and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 36(3)(ii) of the Limited Liability Partnership Rules, 2009.

The digitally signed certificate can be verified at the Ministry website ([www.mca.gov.in](http://www.mca.gov.in)).

Mailing Address as per record available in Registrar office:  
SHUBH CITY PROMOTERS LLP  
8, Bose Pukur Road,, Kolkata, Kolkata,  
West Bengal, 700042, India.

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

NIRMAL KUMAR JAIN  
 PARAS MAL JAIN

27/06/1959  
 Permanent Account Number  
**ACGPJ6495B**

  
 Signature



प्रमाणित किया गया कि निम्नलिखित जानकारी सही है।  
 प्रमाणित किया गया कि निम्नलिखित जानकारी सही है।  
 प्रमाणित किया गया कि निम्नलिखित जानकारी सही है।  
 प्रमाणित किया गया कि निम्नलिखित जानकारी सही है।

If correct and true, please sign and stamp at present.  
 प्रमाणित किया गया कि निम्नलिखित जानकारी सही है।  
 प्रमाणित किया गया कि निम्नलिखित जानकारी सही है।  
 प्रमाणित किया गया कि निम्नलिखित जानकारी सही है।  
 प्रमाणित किया गया कि निम्नलिखित जानकारी सही है।

TIT 01 20 271 1000 1440 2017 2017 2017 2017





*Handwritten signature*





आयकर विभाग / Income Tax Department  
भारत सरकार / GOVT OF INDIA  
HARSH JAIN  
31/12/1989  
AJDPJ5973F  
Harsh Jain

आयकर विभाग / Income Tax Department  
भारत सरकार / GOVT OF INDIA  
HARSH JAIN  
31/12/1989  
AJDPJ5973F  
Harsh Jain

If this card is lost/ tampered/ lost card is found,  
please inform / return to:  
Income Tax PAN Services Unit, NCTD,  
7th Floor, Sector 27, Gurgaon,  
Distt. Haryana, PIN-122002,  
Phone- 811 216.

Tel: 91-20-2721 8002, Fax: 91-20-2721 8001  
Website: [www.incometax.gov.in](http://www.incometax.gov.in)

Harsh Jain

कार्ड लेखा संख्या / PERMANENT ACCOUNT NUMBER	AABCG2401R	
नाम / NAME	GOLD ROCK PROPERTIES PRIVATE LIMITED	
स्थापना/बनाने की तिथि / DATE OF INCORPORATION/FORMATION	03-10-1997	
		 असल अणुस. व. व. XI COMMISSIONER OF INCOME-TAX, W.B. - XI

FOR GOLD ROCK PROPERTIES (P) LTD.

  
Director

<p>इस कार्ड के खो / गिर जाने पर कुमपा जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त असल अणुस (सिस्टम एवं तकनीकी), पी-7, चौरंगी स्क्वायर, कलकत्ता - 700 069.</p>
<p>In case this card is lost/found, kindly inform/return to the issuing authority : Joint Commissioner of Income-tax (Systems &amp; Technical), P-7, Chowringhee Square, Calcutta- 700 069.</p>

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AABCG2402N



कंपनी का नाम / NAME  
GOLD ROCK CONSTRUCTORS PRIVATE LIMITED

गठनावधि/गठने की तिथि / DATE OF INCORPORATION/FORMATION  
03-10-1997

*Chitra*




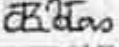
असुर संख्या, ए. ई. ५१

COMMISSIONER OF INCOME-TAX, W.B. - 33

FOR GOLD ROCK CONSTRUCTORS (P) LTD.  
*Sajan K. Gupta*  
Director

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।  
संयुक्त आयकर आयुक्त (प्रणाली एवं तकनीकी),  
पी-७,  
चौरिंगहेर स्क्वायर,  
कलकत्ता - ७०० ०६९।

In case this card is lost/found, kindly inform/return to the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.


	स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER <b>ABMPN7343Q</b>	
	नाम / NAME <b>SAJJAN KUMAR NEOTIA</b>	
	पिता का नाम / FATHER'S NAME <b>HARI RAM NEOTIA</b>	
	जन्म तिथि / DATE OF BIRTH <b>11-09-1954</b>	
हस्ताक्षर / SIGNATURE 		
	अधिसूचना संख्या / नं. 4 / XI COMMISSIONER OF INCOME-TAX, W.B. - XI	

*Sajjan Neotia*

इस कार्ड के लो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।  
 संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),  
 पी-7,  
 चौरंगी बजार,  
 कोलकाता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :  
 Joint Commissioner of Income-tax (Systems & Technical),  
 P-7,  
 Chouranghi Square,  
 Calcutta-700 069.

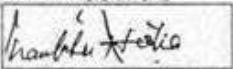
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ABUPN7820L



नाम /NAME  
SHAMBHU NATH NEOTIA

पिता का नाम /FATHER'S NAME  
HARI RAM NEOTIA

जन्म तिथि /DATE OF BIRTH  
04-05-1947

हस्ताक्षर /SIGNATURE  


आयकर अधिकारी, प.सं.-111  
COMMISSIONER OF INCOME-TAX, W.B. - III

Shambhu Neotia



For Kasturi Infrastructure Private Limited

*[Handwritten Signature]*  
Director



For New Ballygunge Developers,LLP

Designated Partner



For New Ballygunge Builders LLP

*Harsh Jain*  
Designated Partner

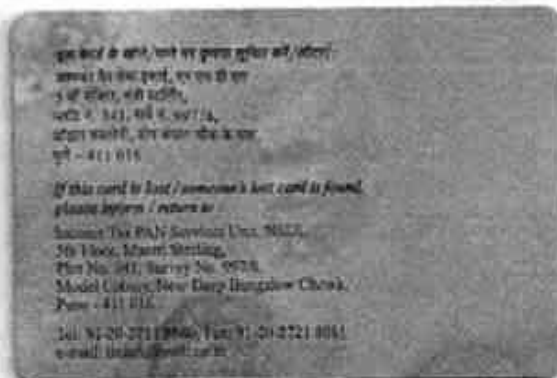






For Shubh City Promoters LLP

*Harsh Jain*  
Designated Partner





Dharam chand Jain



**SKDJ KASTURI**  
*SKDJ*  
**Partner**

इस कार्ड को धोने / पाने पर रूपका सुरक्षित करने / लौटाने  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वी मंत्रालय मंत्री स्टर्लिंग प्लॉट नं. 341, सर्वे नं. 997/8  
मॉडल कोलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to :-  
Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.  
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tmnfo@nsdl.co.in*



Pradeep yadav.

WKJ1484732

Address:  
10, OLD POST OFFICE STREET,  
KOLKATA MUNICIPAL  
CORPORATION, HARE STREET,  
KOLKATA-700001

Address:  
10, OLD POST OFFICE STREET,  
KOLKATA MUNICIPAL  
CORPORATION, HARE STREET,  
KOLKATA-700001

Date: 28/09/2010

162-constituency  
Facsimile Signature of the Electoral  
Registration Officer for

162-Chowrangee Constituency

In case of change in address mention the Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

## Major Information of the Deed

Deed No :	I-1901-02038/2017	Date of Registration	05/04/2017
Query No / Year	1901-1000081140/2017	Office where deed is registered	
Query Date	11/03/2017 2:24:09 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PANKAJ SHROFF AND CO 4, GOVT PLACE NORTH,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8100637453, Status :Seller/Executant		
Transaction	Additional Transaction		
[0105] Sale, Sale after registered sale agreement without possession	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 6,50,00,000/-	Rs. 6,50,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 130/- (Article:23)	Rs. 6,50,098/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Sale after Registerd Sale agreement of [Deed No/Year]:- 190105342/2015 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bose Pukur Road, Road Zone : (R. B. Connector -- Dr. G. S. Bose Rd (Word 67)) , , Premises No. 8, Ward No: 67

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1			Bastu		24 Katha 3 Chatak	6,47,00,000/-	6,47,00,000/-	Property is on Road
<b>Grand Total :</b>					<b>39.9094Dec</b>	<b>647,00,000 /-</b>	<b>647,00,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	850 Sq Ft.	3,00,000/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 850 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>850 sq ft</b>	<b>3,00,000 /-</b>	<b>3,00,000 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Shambhu Nath Neotia</b> Son of Late Hari Ram Neotia 244, Chittaranjan Avenue., P.O:- Beadon Street, P.S:- Girish Park, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ABUPN7820LStatus :Individual, Executed by: Self, Date of Execution: 27/03/2017 , Admitted by: Self, Date of Admission: 27/03/2017 ,Place : Pvt. Residence
2	<b>Gold Rock Constructors Private Limited</b> 6/7A, Acharya Jagdish Chandra Bose Road., P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017 PAN No.:AABCG2402NStatus :Organization, Executed by: Representative
3	<b>Gold Rock Properties Private Limited</b> 6/7A, Acharya Jagdish Chandra Bose Road., P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017 PAN No.:AABCG2401RStatus :Organization, Executed by: Representative

4	<b>KASTURI INFRASTRUCTURE PRIVATE LTD (C. PARTIES)</b> 5/2 Grastin Place., P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No.:AACCK7690M Status :Organization, Executed by: Representative
5	<b>NEW BALLYGUNGE BUILDERS LLP (C.PARTIES)</b> 5/2 , Grastin Place ., P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No.:AAMFN8084F Status :Organization, Executed by: Representative
6	<b>NEW BALLYGUNGE DEVELOPERS LLP (C.PARTIES)</b> 39B, Kankurgachi, 2nd Lane., P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054 PAN No.:AAMFN8308G Status :Organization, Executed by: Representative
7	<b>SHUBH CITY PROMOTERS LLP (C.PARTIES)</b> 6/7A, Acharya Jagdish Chandra Bose Road., P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No.:ADAFS8842B Status :Organization, Executed by: Representative

#### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Skdj Kasturi</b> 8, Orphangunge Road., P.O:- Babu Bazar, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700023 PAN No.:ACSFS3887K Status :Organization

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Sajjan Kumar Neotia</b> Son of Late Hari Ram Neotia 6/7A, Acharya Jagdish Chandra Bose Road., P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ABMPN7343Q Status : Representative, Representative of : Gold Rock Constructors Private Limited (as Director), Gold Rock Properties Private Limited (as Director)
2	<b>Mr Nirmal Kumar Jain</b> Son of Late Parasmal Jain 5/2 Grastin Place., P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ACGPJ8496B Status : Representative, Representative of : KASTURI INFRASTRUCTURE PRIVATE LTD (C. PARTIES) (as Director), NEW BALLYGUNGE BUILDERS LLP (C.PARTIES) (as Director), SHUBH CITY PROMOTERS LLP (C.PARTIES) (as Director)
3	<b>Mr DHARAM CHAND JAIN</b> Son of Late KUNDAN MAL JAIN 39B, Kankurgachi , 2nd Lane., P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ACTPJ7536K Status : Representative, Representative of : NEW BALLYGUNGE DEVELOPERS LLP (C.PARTIES) (as PARTNER)
4	<b>Mr Indra Chand Gupta (Presentant )</b> Son of Late Basant Lal Chowdhury 464 , S.N.Roy Road., P.O:- Shahpur, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ACVPG2719H Status : Representative, Representative of : Skdj Kasturi (as Partner)
5	<b>Mr HARSH JAIN</b> Son of Mr NIRMAL KUMAR JAIN 5/2, GARSTIN PLACE, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AJDPJ5973F Status : Representative, Representative of : NEW BALLYGUNGE BUILDERS LLP (C.PARTIES) (as PARTNER), SHUBH CITY PROMOTERS LLP (C.PARTIES) (as PARTNER)



**Identifier Details :**

Name & address	
Mr PRADEEP YADAV Son of Shri KRISHNA YADAV 4, GOVT PLACE NORTH, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Shambhu Nath Neotia, Mr Sajjan Kumar Neotia, Mr Nirmal Kumar Jain, Mr DHARAM CHAND JAIN, Mr Indra Chand Gupta, Mr HARSH JAIN	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Shambhu Nath Neotia	Skdj Kasturi-11 Katha 14 Chatak
2	Gold Rock Constructors Private Limited	Skdj Kasturi-5 Katha 10 Chatak
3	Gold Rock Properties Private Limited	Skdj Kasturi-6 Katha 11 Chatak
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Shambhu Nath Neotia	Skdj Kasturi-417 Sq Ft
2	Gold Rock Constructors Private Limited	Skdj Kasturi-198 Sq Ft
3	Gold Rock Properties Private Limited	Skdj Kasturi-235 Sq Ft

**Endorsement For Deed Number : I - 190102038 / 2017****On 11-03-2017****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 6,50,00,000/-



**Sujan Kumar Maity**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**

**On 27-03-2017****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 17:47 hrs on 27-03-2017, at the Private residence by Mr Indra Chand Gupta ,.

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

Execution is admitted on 27/03/2017 by Mr Shambhu Nath Neotia, Son of Late Hari Ram Neotia, 244, Chittaranjan Avenue., P.O: Beadon Street, Thana: Girish Park, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Indetified by Mr PRADEEP YADAV, , , Son of Shri KRISHNA YADAV, 4, GOVT PLACE NORTH, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 27-03-2017 by Mr Sajjan Kumar Neotia, Director, Gold Rock Constructors Private Limited, 6/7A, Acharya Jagdish Chandra Bose Road., P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017; Director, Gold Rock Properties Private Limited, 6/7A, Acharya Jagdish Chandra Bose Road., P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Mr PRADEEP YADAV, , , Son of Shri KRISHNA YADAV, 4, GOVT PLACE NORTH, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 27-03-2017 by Mr Nirmal Kumar Jain, Director, KASTURI INFRASTRUCTURE PRIVATE LTD (C. PARTIES), 5/2 Grastin Place., P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Director, NEW BALLYGUNGE BUILDERS LLP (C.PARTIES), 5/2 , Grastin Place ., P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Director, SHUBH CITY PROMOTERS LLP (C.PARTIES), 6/7A, Acharya Jagdish Chandra Bose Road., P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Mr PRADEEP YADAV, , , Son of Shri KRISHNA YADAV, 4, GOVT PLACE NORTH, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 27-03-2017 by Mr DHARAM CHAND JAIN, PARTNER, NEW BALLYGUNGE DEVELOPERS LLP (C.PARTIES), 39B, Kankurgachi, 2nd Lane., P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054

Indetified by Mr PRADEEP YADAV, , , Son of Shri KRISHNA YADAV, 4, GOVT PLACE NORTH, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 27-03-2017 by Mr Indra Chand Gupta, Partner, Skdj Kasturi, 8, Orphangunge Road., P.O:- Babu Bazar, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700023

Indetified by Mr PRADEEP YADAV, , , Son of Shri KRISHNA YADAV, 4, GOVT PLACE NORTH, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 27-03-2017 by Mr HARSH JAIN, PARTNER, NEW BALLYGUNGE BUILDERS LLP (C.PARTIES), 5/2 , Grastin Place ., P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; PARTNER, SHUBH CITY PROMOTERS LLP (C.PARTIES), 6/7A, Acharya Jagdish Chandra Bose Road., P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Mr PRADEEP YADAV, , , Son of Shri KRISHNA YADAV, 4, GOVT PLACE NORTH, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service



**Sujan Kumar Maity**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**

**On 28-03-2017**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 6,50,098/- ( A(1) = Rs 6,50,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 6,50,098/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/03/2017 12:49PM with Govt. Ref. No: 192016170053658691 on 24-03-2017, Amount Rs: 6,50,098/-, Bank: Punjab National Bank ( PUNB0010000), Ref. No. 5005249855 on 24-03-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by by online = Rs 30/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 24/03/2017 12:49PM with Govt. Ref. No: 192016170053658691 on 24-03-2017, Amount Rs: 30/-, Bank:  
Punjab National Bank ( PUNB0010000), Ref. No. 5005249855 on 24-03-2017, Head of Account 0030-02-103-003-02




**Sujan Kumar Maity**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**

**On 31-03-2017****Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 44026, Amount: Rs.100/-, Date of Purchase: 28/02/2017, Vendor name: Soumitra Chanda



**Sujan Kumar Maity**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**

**On 05-04-2017****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  
of Indian Stamp Act 1899.



**Sujan Kumar Maity**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1901-2017, Page from 61547 to 61614**

**being No 190102038 for the year 2017.**



Digitally signed by SUJAN KUMAR  
MAITY

Date: 2017.04.06 14:34:13 +05:30

Reason: Digital Signing of Deed.

**(Sujan Kumar Maity) 06/04/2017 14:34:12**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**West Bengal.**

**(This document is digitally signed.)**