

12820/14

NC. 2587/14

D. 12/15/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 896372

01/12/14
01/24/14

Certified that the document is admitted to Registration. The signature sheets and endorsement sheets attached to the document are the part of this document.

District Sub-Register-II
Alipore, South 24 Parganas

6

- 5 DEC 2014

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 1st.....day of...December
Two Thousand Fourteen (2014)

BETWEEN

For **ANANEYA CONSTRUCTIONS (P) LTD.**

Consolidated **Rayon Limited**

SILICAL HOUSING SYSTEMS LIMITED

Sudesh Kumar Khanna

Director.

[Signature]
Director.

[Signature]
Director

For **FRONTODOL ENGINEERING SYSTEMS (P) LTD**

For **FAIRLAND MARKETING (P) LTD.**

[Signature]
Director

For **FRONTODOL ENGINEERING SYSTEMS (P) LTD**

[Signature]

[Signature]
Director.

PRONTODEL ENGINEERING SYSTEMS PRIVATE LIMITED, (PAN AACCP2231P) herewith registered office at 78 Ho Chi Minh Sarani, Kolkata-700061, hereinafter collectively called the "**VENDORS**" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, and assigns) of the **ONE PART**.

AND

(1) **SILICAL HOUSING SYSTEMS LTD.** (PAN AFTPA4307C) having its registered office at 23A, N.S. Road, 8th floor Suite 9B, Kolkata - 700 001 represented by SHRI SUDARSHAN KHEMKA, son of Sri Jagadish Kumar Khemka, residing at 117 Block F, New Alipore, Kolkata 700053 as a Director of **SILICAL HOUSING SYSTEMS LTD.**; (2) **ANJANEYA CONSTRUCTION PVT. LTD.** (PAN AAFCA7742P) having its registered office at 708/1, Block - P, New Alipore, 1st floor, Flat No.3, Kolkata-700053 represented by SHRI ADITYA DALMIA, son of Sri Ramprakash Dalmia, residing at 11, Ashoka Road, Alipore, Kolkata 700027 as a Director of **ANJANEYA CONSTRUCTION PVT. LTD.**; (3) **CONSOLIDATED RAYON LTD.** (PAN AABCC2714R) having its registered office at 23A, N.S. Road, Kolkata-700001 represented by SHRI ADITYA DALMIA, son of Sri Ramprakash Dalmia, residing at 11, Ashoka Road, Alipore, Kolkata 700027 as a Director of **CONSOLIDATED RAYON LTD.**; (4) **FAIRLAND MARKETING PVT. LTD.** (PAN AABCF3853A) having its registered office at 23A, N.S. Road, 7th Floor, Suit No.12, Kolkata - 700 001 represented by SHRI ADITYA DALMIA, son of Sri Ramprakash Dalmia, residing at 11, Ashoka Road, Alipore, Kolkata 700027 as a Director of **FAIRLAND MARKETING PVT. LTD.**; hereinafter called the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART**.

WHEREAS one Asesh Kanta Bandopadhyay Chowdhury son of Amiya Kanta Bandopadhyay Chowdhury purchased some landed property in Mouza - Shibrampur, J.L. No. 18, R.S.No.77, District collectorate Touzi No.1825, Pargana - Balia. Police Station - Behala, under hal Rivisional Dag No.102/118, under hal Rivisional Khatian No.44, measuring about 22 decimal and under hal Rivisional Dag No.103/119, under hal

SILICAL HOUSING SYSTEMS LIMITED

Sudarsan Khemka

Director

Rivisional Khatian No.44, measuring about 03 decimal total measuring about 08 decimal equivalent to 15 cottahs 2 chittacks more or less and under hal Rivisional Dag No.102 & 103 under hal Rivisional Khatian No.265, land measuring about 7 cottahs 2 chittacks from Tarak Sadhan Halder, Kalyan Kumar Halder and Smt Namita Rani Halder by way of Sale Deed registered in the office of Joint Sub-Registrar Alipore at Behala, and recorded in Book No.I, Volume No.21 paged 76 to 89 being No.959 for the 1966 for establishment of small scale Industries.

AND WHEREAS Sri Asim Kanta Bandopadhyay Chowdhury and Sri Anjan Kanta Bandopadhyay Chowdhury both sons of Amiya Kanta Bandopadhyay Chowdhury and also brother of said Sri Asesh Kanta Bandopadhyay Chowdhury filed a title suit in the Learned 7th Court of Sub-Judge at Alipore being Title Suit No.3 of 1980 against the said Sri Asesh Kanta Bandopadhyay Chowdhury for partition of the said property.

AND WHEREAS the Learned Court was pleased to pass a final decree in the said suit on the basis of a compromise petition filed by the parties thereto ^{enclosing} a plan duly signed by them identifying their respective allotments in severalty.

AND WHEREAS as per order of the Learned Court Sri Asim Kanta Bandopadhyay Chowdhury was allotted Lot -B marked with Yellow border in the plan annexed thereto, comprising of 448.71 sq.mtr. of land with all easement right thereto and structure if any, thereon in his exclusive possession in absolute right in his 1/3rd share of the entire suit property.

AND WHEREAS as per order of the teamed Court Sri Anjan Kanta Bandopadhyay Chowdhury was allotted Lot-C marked with Brown border in the plan annexed thereto, comprising of 451.12 sq.mtr. of land with all easement right thereto and structure if any, thereon in his exclusive possession in absolute right in his 1/3rd share of the entire suit property.

AND WHEREAS as per order of the Learned Court Sri Asesh Kanta Bandopadhyay Chowdhury was allotted Lot-A. marked with RED border in the plan annexed thereto, comprising of 480.57 Sq.mtr. of land with

all easement right thereto and structure if any, thereon in his exclusive possession in absolute right in his 1/3rd share of the entire suit property and Lot-D marked with Green Border in the plan annexed thereto which shall form a part of the compromise petition comprised in 137.86 sq.mtr. of land will be a common passage of the parties herein and will be in joint possession of the parties for the purpose of egress and ingress in to their respective allotment with all easement right thereto.

AND WHEREAS by virtue of the said partition Sri Auesh Kanta Bandopadhyay Chowdhury became the owner of land measuring about 480.57 sq. mtr. with structure together with easement right of the common passage by mutated his name in the records of the South-Subarban Municipality being known and numbered as Holding No.78, Ho-Chi-Minh Sarani, in Mouza - Sivarampur, R.S. No.77, J.L. No.18, Touzi No.1826, R.S. Khatian No.44, R.S. Dag No.102/818 and 103/819, Khatian No.26S, Dag No.102 and 103, Police Station - Behala, District 24 Pargana.

AND WHEREAS by virtue of the said partition Sri Asim Kanta Bandopadhyay Chowdhury became the owner of land measuring about 446.71 Sq.mtr. with structure together with easement right of the common passage by mutated his name in the records of the South-Subarban Municipality being known and numbered as Holding Ko.78/1, Ho-Chi-Minh Sarani, in Mouza - Sivarampur, R.S. No.11, J.L. No.18, Touzi No.1525, R.S. Khatian No.44, R.S. Dag No.102/818 and 103/819, Khatian No.265, Dag No.102 and 103, Police Station - Behala, District 24 Pargana.

AND WHEREAS by virtue of the said partition Sri Anjan Kanta Bandopadhyay Chowdhury became the owner of land measuring about 451. 12 Sq.mtr. with structure together with easement right of the common passage by mutated his name in the records of the South-Subarban Municipality being known and numbered as Holding No.78/3, Ho-Chi-Minh Sarani, in Mouza - Sivarampur, R.S. No.77, J.L. No.18, Touzi No.1828, R.S. Khatian No.44, R.S. Dag No.102/818 and 103/819, Khatian No.26S, Dag No.103 and 103, Police Station - Behala, District 24 Pargana.

AND WHEREAS said Sri Asesh Kanta Bandopadhyay Chowdhury sold his entire property 461.51 Sq.mtr. equivalent to 4850 Sq.ft. of land with structures with all easement right of the common passages within the said three premises known and numbered as No.78, Ho-Chi-Minh Sarani, Police Station - Behala, District 24 Pargana, to Ptontodel Engineering Systems Private Limited, having its registered office at 74, Hazra Road, Police Station - Ballygunge, Calcutta - 700029, by way of deed of sale registered in the office of D.S.R, Alipore, 24 Pargana on 29th January, 1983 and recorded in Book No.I, Volume No. 40, pages 180 to 197, Being No. 1056, for the year 1983.

AND WHEREAS said Sri Asim Kanta Bandopadhyay Chowdhury also sold his entire property 448.71 Sq.mtr. equivalent to 4830 sq.ft. of land with structures with all easement right of the common passages within the said three premises known and numbered as No.78/1, Ho-Chi-Minh Sarani, Police Station - Behala, District 24 Pargana, to Ptontodel Engineering Systems Private limited, having its registered office at 74, Haara Road, Police Station - Ballygunge, Calcutta - 700039, by way of Deed of Sale registered in the office of D.S.R- Alipore, 24 Pargana on 29th January, 1983 and recorded in Book No.I, Volume Ho. 40, pages 145 to 162, Being No.1055, for the year 1983.

AND WHEREAS said Sri Anjan Kanta Bandopadhyay Chowdhury also sold his entire property 451.12 Sq.mtr. equivalent to 4855.81527 Sq.ft. of land with structures with all easement right of the common passages within the said three premises known and numbered as No.78/2, Ho-Chi-Minh Sarani, Police Station Behala, District 24 Pargana, to Ptontodel Engineering Systems Private limited, having its registered office at 74, Hazra Road, Police Station - Ballygunge, Calcutta - 700029, by way of Deed of Sale registered in the office of D.S.R. Alipore, 24 Pargana on 29th January, 1983 and recorded in Book No.I, Volume No.40, pages 145 to 162, Being No.1054, for the year 1983.

AND WHEREAS by virtue of the said registered deed of sale Ptontodel Engineering Systems Private Limited, mutated its name in the records of the Calcutta Municipal Corporation then Kolkata Municipal Corporation being Holding No.78, Ho-Chi-Minh Sarani, under Assesses No.41-127-06-0144-7 and also mutated its name in the in the records of the Calcutta Municipal Corporation then Kolkata Municipal Corporation

being Holding No.78/1, Ho-Chi-Minh Sarani, under Assesses No.41-127-06-040S-9 and also mutated another plots of land being Premises No.78/2, Ho-Chi-Minh Sarani, under Assessee No.41-127-06-0406-0 and absolutely seized and possessed of the entire land with area of land for common passage within the said three premises that means total land measuring- about 22 Cottahs 4 chittacks of land and by paying taxes thereto.

AND WHEREAS due to some unavoidable circumstances said Ptontodel Engineering Systems Private Limited., the Vendor herein, has announced to sell its entire property being Premises No.78, Ho-Chi-Minh Sarani, under Assessee No.41-127-06-0144-7, Premises No.78/1, He-Chi-Minh Sarani, under Assessee No.41-127-06-0405-9 and also the Premises No.78/2, Ho-Chi-Minh Sarani, under Assessee No.41-127-06-0406-0 total land measuring about 22 Cottahs 4 Chittacks 00 sq.ft. together with 30 years old tile shed structures measuring about 9500 Sq.ft. thereon and along with all amenities and facilities, passages and all other easement rights attached thereto, lying and situated in Mouza - Sivarampur, R.S. No.77, J.L. No.18, Touzi No.1525, R.S. Khatian No.44, R.S. Dag No.102/818 and 103/819, Khatian No.269, Dag No.102 and 103, Police Station - Behala, District 24 Pargana (South) more fully described in file Schedule hereunder written at and for the total consideration of Rs.1,30,00,000/- (Rupees One Crore Thirty Lacs) only and the purchaser has offered the Vendor to purchase the said entire property, free from all encumbrances, at the said consideration and the Vendor has agreed to sell the said entire property to the Purchaser at the said consideration.

NOW THIS INDENTURE WITNESSETH THAT:

I. In pursuance of the said agreement and in consideration of a sum of Rs. 1,30,00,000/- (Rupees One Crore Thirty Lacs) only paid by the Purchaser to the Vendor at or before the execution of these presents receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchaser, its heirs executors administrators representatives and assigns and every one of them and also the said property the Vendor as beneficial owners doth by these presents indefeasibly grant, sell, transfer, convey, assign and assure unto the Purchaser **ALL THAT** (he entire three premises being Premises No.78, Ho-Chi-minh Sarani, under

Assessee No.41-127-06-0144-7, Premises No.78/1, Ho-Chi-minh Sarani, under Assessee No,41-127-Oe-Q405-9 and also the Premises No.78/2, Ho-Chi-minh Sarani, under Assessee No.41-127-06-0406-0 total land measuring about 22 Cottahs 4 Chittacks 00 Sq.ft. together with structures measuring about 9500 sq.ft. thereon and along with all amenities and facilities, passages and all other easement rights attached thereto, lying and Situated in Mouza - Sivarampur, R.S. No. 77, J.L, No.18, Touzi No.1525, R.S. Khatian No.44, R.S. Dag No.102/818 and 103/819, Khatian No.265, Dag No.102 and 103, Police Station - Behala, District 24 Pargana (South) more fully described in the SCHEDULE hereunder written and delineated on the Map or Plan annexed hereto and bordered 'RED' thereon, and hereinbefore as well as hereafter called the 'Said Property' or Howsoever otherwise the said land now are or is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished TOGETHER WITH all areas, passages, sewers, drains, water, water courses, benefit advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said undivided Property or in anywise appertaining thereto or any part thereof usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel of member thereof or appurtenant thereto **AND** the reversion or reveraions, remainder or remainders and all rents, issues and profits (hereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed 01 intended so to be **AND** all the estate, right, title, interest, inheritance, use trust, property, claim and demand whatsoever both at law and in equity of the Vendor into, upon or in respect of the said undivided property or any part thereof **AND** all deeds, pattas, muniments, writings and evidences of title relating to the said undivided property or any part thereof which, now are or were or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said undivided property and all and singular, the lands, hereditaments, misusages, benefits, rights and properties hereby rented, sold conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances, trusts, liens, lispensens, charges, attachments,

claimants, requisitions, acquisitions, vesting and alignments whatsoever.

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS;-

1. That notwithstanding any act, deed, matter or things whatsoever by the Vendor or any of his predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendor is now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said land with dwelling unit and all together properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid.
2. AND THAT notwithstanding any act, deed, matter or things done as aforesaid, the Vendor now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents.
3. AND THAT the said undivided property and all other properties, rights and benefits hereby granted, sold conveyed, transferred, assigned and assured or intended so to be and each of them are now free from all encumbrances, demands, claims, charges, liens, attachments, vesting, leases, lispensens, uses, debutters or trust made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest in file said land from under or in trust for the Vendor.
4. AND THAT the Vendor have at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said undivided property to the Purchaser and the Vendor has no claim of any nature whatsoever against the Purchaser.
5. AND THAT the Purchaser shall and may, from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said land and every part thereof and receive the rents, issues and profits thereof and all other benefits rights and

properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchaser without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.

6. AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the cost and expenses of the Vendor well and sufficiently entitled saved and indemnified of from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendor or any of her predecessors in title or any person lawfully or equitably claiming as aforesaid.

7. AND THAT the Vendor shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, vesting, attachments, lispens, uses, debutters, trusts, claim and demand of any and every nature whatsoever by or against the Vendor or any person lawfully of equitably or rightfully claiming as aforesaid in respect of the said undivided property or any part thereof.

8. AND ALSO THAT the Vendor and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said land or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said land and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required.

9. AND ALSO THAT the Vendor have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said land and other benefic and rights, hereby granted, sold, conveyed, transferred, assigned and

assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title.

10. AND THAT the purchaser doth hereby agree to do the execute and perform all and whatever agreed to be done performed or executed on their part concerning or relating to the transfer of rights in or upon the said common passage in the event of beneficial use and utilization thereof as mutually agreed between the parties even date.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the entire three fully tenanted premises (tenancy started from 1998. Tenant name M/S VEER BALAJI INFRABUILD PRIVATE LIMITED. rent on entire three premises is Rs. 84,000/- per anum) being Premises No.78, Ho-Chi-minh Sarani, under Assessee No.41-127-06-0144-7. land area measuring 7 cottahs 6 Chittacks 30 Sq.ft. Premises No.78/1, Ho-Chi-Minh Sarani, under Assessee No.41-127-06-0405-9. land area measuring 7 cottahs 6 Chittacks 30 Sq.ft. and also the Premises No.78/2, Ho-Chi-Minh Sarani, under Assessee No.41-127-06-0406-0. land area measuring 7 cottahs 6 Chittacks 30 Sq.ft. total Shali land measuring about 22 Cottahs 4 Chittacks 00 Sq.ft. together with 30 years old tiles shed structures measuring about 9500 sq.ft. thereon and along with all amenities and facilities, passages and all other easement rights attached thereto, lying and situated in Mouza-Sivarampur, R.S. No.77, J.L. No.18, Touzi No.1525, R.S. Khatian No.44, R.S. Dag No.102/818 and 103/819, Khatian No.265, Dag No.102 and 103, Police Station - Behala, within the limit of Kolkata Municipal Corporation Word No. 127. District 24 Pargana (South), clearly demarcated by **RED** border in the plan annexed hereto and the said entire property is butted and bounded as follows:-

- ON THE NORTH** : By Ho-Chi-Minh Sarani formerly
Biren Roy Road (West);
- ON THE SOUTH** : By Fallow land;
- ON THE EAST** : By Land of Krishnapada Mondal;
- ON THE WEST** : By Land of Sri Bechulal Halder.

IN WITNESSES WHEREOF the parties hereto have subscribed their respective hands on the day month and year first above written.

SIGNED SEALED AND DELIVERED

In the presence of:

1. *Tanvir*
236/48 Alipore By Road (C)
Shirdrupore
Ko-1-61

For PRONTODEL ENGINEERING SYSTEMS (P) LTD

[Signature]
Director

For PRONTODEL ENGINEERING SYSTEMS (P) LTD

[Signature]
Director

SIGNATURE OF THE VENDOR

2.

SILICAL HOUSING SYSTEMS LIMITED

[Signature]

Director.

Consolidated Rayon Limited

[Signature]
Director

For ANJNEYA CONSTRUCTIONS (P) LTD.

[Signature]
Director.

For FAIRLAND MARKETING (P) LTD.

[Signature]
Director.

SIGNATURE OF THE PURCHASER

2. *[Signature]*
Pranab Kumar Roy
D-8, B. P. Township
Kolkata - 700094.

Drafted by:

P. K. Chatterjee.

Advocate
Alipore Court
Kolkata-700027.

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers, the within mentioned sum of **Rs. 1,30,00,000/-** (Rupees One Crore Thirty Lacs) only being the total consideration for the same of the said land and structure more fully described in the **SCHEDULE** hereto situated within the Premises No. 78, 78/1, 78/2, Ho-Chi-Minh Sarani, P.S.-Behala, in the following manner:-

Date	Cheque No.	Drawn on	Amount (Rs.)
28.11.2014	376702	Kotak Mahindra Bank	32,50,000
28.11.2014	376703	Kotak Mahindra Bank	32,50,000
28.11.2014	376704	Kotak Mahindra Bank	32,50,000
28.11.2014	376705	Kotak Mahindra Bank	32,50,000
Total			Rs.1,30,00,000/-

(Rupees One Crore Thirty Lacs only)

For FRONTODEL ENGINEERING SYSTEMS LTD



Director

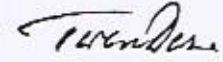
For FRONTODEL ENGINEERING SYSTEMS LTD




Director

(Signature of the Vendor)

WITNESSES:

1. 
226/98 Birendra Ray Road (W)
Shidhapatna KOL-61

2. 
Pranab Kumar Roy
D-8, B.P. Township
Kolkata-700094.



Government Of West Bengal
Office Of the D.S.R. - I SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 12715 of 2014
(Serial No. 12820 of 2014 and Query No. 1602L000024741 of 2014)

On 01/12/2014

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

Presented for registration at 18.00 hrs on :01/12/2014, at the Private residence by Aditya Dalmia , one of the Claimants.

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

Execution is admitted on 01/12/2014 by

1. Dwijodas Mookherjee
Director, Prontodel Engineering Systems Private Limited, 78, Ho Chi Minh Sarani, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700061.
, By Profession : Others
2. Samrat Roy Chowdhury
Director, Prontodel Engineering Systems Private Limited, 78, Ho Chi Minh Sarani, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700061.
, By Profession : Others
3. Aditya Dalmia
Director, Fairland Marketing Pvt Ltd, 23 A, N S Road, 7th Floor, Suit No-12, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
Director, Anjaneya Construction Pvt Ltd, 23 A, N S Road, 7th Floor, Suit No-12, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
Director, Consolidated Rayon Ltd, 23 A, N S Road, 7th Floor, Suit No-12, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Others
4. Sudarshan Khemka
Director, Silical Housing System Ltd, 23 A, N S Road, 8th Floor Suite 9b, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Others
Identified By Amit Guha Bakshi, son of N K Guha Bakshi, P-38, Mukundapur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700099, By Caste: Hindu, By Profession: Law Clerk.

(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

On 02/12/2014

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-3,54,18,654/-

Certified that the required stamp duty of this document is Rs.- 2479326 /- and the Stamp duty paid as: Impressive Rs.- 500/-



(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

05/12/2014 16:49:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R. - I SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 12715 of 2014
(Serial No. 12820 of 2014 and Query No. 1602L000024741 of 2014)

(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

On 05/12/2014

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

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

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

Registration Fees Rs. 3,53,916/- paid online on 26/11/2014 11:58AM with Govt. Ref. No. 192014150012004131 on 26/11/2014 11:45AM, Bank: Indian Overseas Bank, Bank Ref. No. 201411260966731 on 26/11/2014 11:58AM, Head of Account: 0030-03-104-001-16, Query No:1602L000024741/2014

Amount by Draft

Rs. 35728/- is paid , by the draft number 779176, Draft Date 05/12/2014, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 05/12/2014

(Under Article : A(1) = 35728/- on 05/12/2014)

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

Stamp duty Rs. 22,51,926/- paid online on 26/11/2014 11:58AM with Govt. Ref. No. 192014150012004131 on 26/11/2014 11:45AM, Bank: Indian Overseas Bank, Bank Ref. No. 201411260966731 on 26/11/2014 11:58AM, Head of Account: 0030-02-103-003-02, Query No:1602L000024741/2014

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 779155, Draft Date 05/12/2014, Bank : State Bank of India, ALIPORE COURT TREASRY BR, received on 05/12/2014
2. Rs. 49000/- is paid , by the draft number 779112, Draft Date 05/12/2014, Bank : State Bank of India, ALIPORE COURT TREASRY BR, received on 05/12/2014
3. Rs. 49000/- is paid , by the draft number 779113, Draft Date 05/12/2014, Bank : State Bank of India, ALIPORE COURT TREASRY BR, received on 05/12/2014
4. Rs. 49000/- is paid , by the draft number 779137, Draft Date 05/12/2014, Bank : State Bank of India, ALIPORE COURT TREASRY BR, received on 05/12/2014
5. Rs. 30900/- is paid , by the draft number 779168, Draft Date 05/12/2014, Bank : State Bank of India, ALIPORE COURT TREASRY BR, received on 05/12/2014



(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201415-001200413-1

Payment Mode Online Payment

GRN Date: 26/11/2014 11:45:10

Bank: Indian Overseas Bank

BRN: 201411260966731

BRN Date: 26/11/2014 11:58:44

DEPOSITOR'S DETAILS

Id No.: 1602L000024741/5/2014
[Query No./Query Year]

Name: aditya dalmia

Contact No.:

Mobile No.: +91 9007099797

E-mail: aditya.dalmia@rediffmail.com

Address: 11 ashoka road alipore kolkata 27

Applicant Name: Amit Guha

Office Name: D.S.R. - II SOUTH 24-PARGANAS, South 24-Parganas

Office Address:

Status of Depositor: Buyer/Claimants

Purpose of payment / Remarks: Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	1602L000024741/5/2014	Property Registration- Stamp duty	0030-02-103-003-02	2251926
2	1602L000024741/5/2014	Property Registration- Registration Fees	0030-03-104-001-16	353916

Total

2605842

In Words: Rupees Twenty Six Lakh Five Thousand Eight Hundred Forty Two only



इण्डियन ओवरसीज बैंक
Indian Overseas Bank

e-Receipt

Government Receipts Portal System - West Bengal

Name of Depositor	Amit Guha
Challan Amount	Rs. 2605842 (Rupees Twenty Six Lakhs Five Thousands Eight Hundred And Forty Two Only)
Government Reference No.	192014150012004131
Bank Reference Number (Net Banking)	201411260966731
Transaction Date and Time	26/11/2014 11:58:44

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

GRN: 19-201415-001200413-1
GRN Date: 26/11/2014 11:45:10
BRN: 201411260966731

Payment Mode: Online Payment

Bank: Indian Overseas Bank
BRN Date: 26/11/2014 11:58:44

DEPOSITOR'S DETAILS

Id No. : 1602L000024741/5/2014
[Query No./Query Year]

Name : aditya dalmia
Contact No. : Mobile No. : +91 9007099797
E-mail : aditya.dalmia@rediffmail.com
Address : 11 ashoka road alipore kolkata 27
Applicant Name : Amit Guha
Office Name : D.S.R. - II SOUTH 24-PARGANAS, South 24-Parganas
Office Address:
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Requisition Form Filled in Registration Office

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2	1602L000024741/5/2014	Property Registration- Registration Fees	0030-03-104-001-16	353916

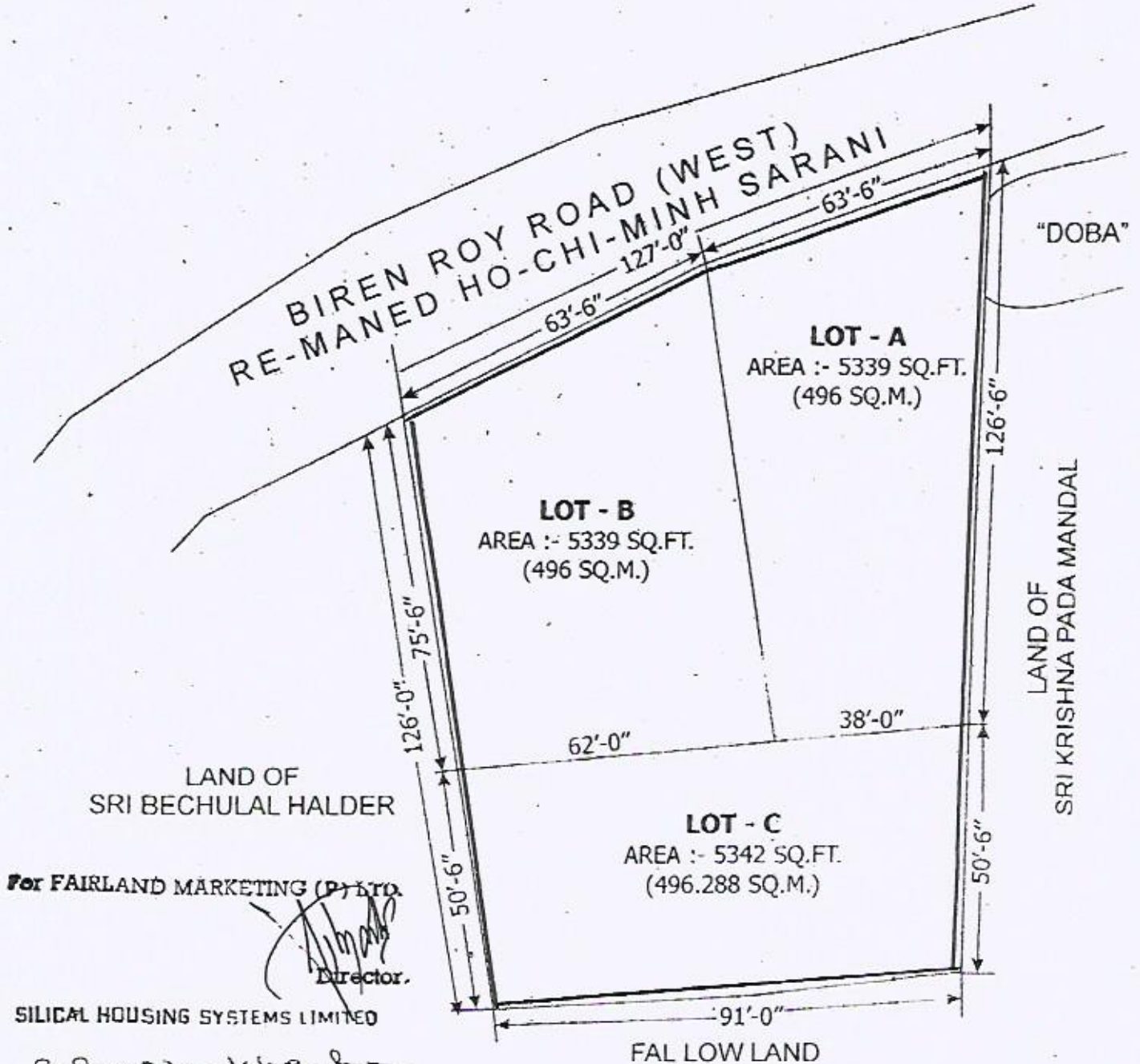
In Words : Rupees Twenty Six Lakh Five Thousand Eight Hundred Forty Two only
Total 2605842

SITE PLAN OF PREMISES NO. 78, 78/1, 78/2, HO-CHI-MINH SARANI (BIREN ROY ROAD), KOLKATA - 700 061, UNDER K.M.C. WARD NO. 127.

N



AREA OF LAND :- 1488.306 SQ.M. = 22 K. - 4 CH. - 0 SQ.FT. (M/L)



For FAIRLAND MARKETING (P) LTD.
[Signature]
 Director.

SILICAL HOUSING SYSTEMS LIMITED
[Signature]
 Director.

Consolidated Rayon Limited
[Signature]
 Director.

For ANJANEY, CONSTRUCTIONS (P) LTD.
[Signature]
 Director.

For FRONTODEL SYSTEMS (P) LTD
[Signature]
 Director.

For FRONTODEL SYSTEMS (P) LTD
[Signature]
 Director.

Traced By:
[Signature]
 30/11/2018

1. Name
2. No. of executants/and/or Purchaser



[Handwritten signature]
[Handwritten signature]

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



[Handwritten signature]
[Handwritten signature]

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Thumb	Fore	Middle (Right Hand)	Ring Hand	Little



[Handwritten signature]
[Handwritten signature]

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Thumb	Fore	Middle (Right Hand)	Ring Hand	Little



[Handwritten signature]
[Handwritten signature]

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Thumb	Fore	Middle (Right Hand)	Ring Hand	Little

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 17
Page from 2344 to 2365
being No 12715 for the year 2014.



(Malay Chakraborty) ~~08-December-2014~~
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. -II SOUTH 24-PARGANAS
West Bengal