

6240/2015

06 938/15

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES

भारत INDIA
INDIAN NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

V/C - 1820/15

V 085457

*As assessed value of stamp
No. 22 229 has been
collected*

Deed of conveyance

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

[Signature]
Additional Registrar
of A:
Additional Registrar
of Assurances-1, Kolkata

Registered to
of the
document
are the part of this Document.

THIS DEED OF CONVEYANCE is made this 31st day of July 2015
BETWEEN ANAND KUMAR BEHARILAL THAKUR, son of Late Beharilal
Thakurdas Thakur by Faith Hindu by Occupation Retired residing at 8B,
Middleton Street, Geetanjali Apartment, Flat No. 3B, Kolkata- 700 071 P.S.
Shakespeare Sarani P.O. Middleton Row PAN No. AEDPT2515E hereinafter

[Signature]

[Faint stamp]

29180

L. F. Agarwala & Co
SOLICITORS & ADVOCATES

10, Old Post Office Street

Kolkata - 700001

NAME.....
ADD.....
Rs.....
30 JUL 2015
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

30 JUL 2015

Pradkumar Bhattacharya 30 Jul 2015
The
The

Sanjoy Chatterjee
9/D, Pooanath Suro Lane
Kolkata - 700002
Service

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ADDITIONAL REGISTRAR
KOLKATA
- 7 AUG 2015

referred to as "the **VENDOR**" (which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators and legal representatives) of the **ONE PART AND SMITKRITI ENTERPRISES PRIVATE LIMITED**, a "Company" under the Companies Act, 2013 having its Registered Office at 24, Park Street, Kolkata – 700 016 P.O. Park Street P.S. Shakespeare Sarani PAN No. AARCS4202N represented by its Director Shri Mayank Poddar son of Late Champalal Poddar, residing at 24, Park Street, 10th floor, Kolkata – 700016, P.O. Park Street, P.S. Shakespeare Sarani, PAN No. AGGPP2938Q hereinafter referred to as "the **PURCHASER**" (which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its successor and/or successors-in-interest and assigns) of the **OTHER PART**;

WHEREAS

1. One Subodh Chandra Mitter as sole and absolute owner was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring 1 bigha 7 Cottahs 4 chittacks & 22 sq.ft. be the same a little more or less together with two storied brick-built dwelling house with out houses, godowns, sheds and other erections therein situate lying at and being premises No. 2B, Dover Road, Calcutta (hereinafter referred to as "the said property").
2. By a Deed of Lease dated 31st January, 1936, registered at Calcutta Registry in Book No. 1 Volume No.39 at pages 1 to 6 being No. 324 for the year 1936 the said Subodh Chandra Mitter demised unto Dewan Bahadur Bawa Ramnik Singh the said premises No. 2B, Dover Road, Calcutta containing land area measuring 1 Bigha 7 Cottahs 4 Chittacks and 22 Sq.ft. for the term of 999 years commencing from the 15th May, 1935 at or for the premium or salami and at the rent and subject to the covenant therein contained.

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ADDITIONAL REGISTRAR
OF ASSOCIATED MOTOR VEHICLES
- 7 AUG 2015

3. By a Deed of Conveyance dated 31st January, 1936 registered with the Calcutta Registry Office in Book No. I Volume No. 32 at pages 1 to 7 being No. 325 for the year 1936 made between the said Subodh Chandra Mitter therein described as "the Vendor" of the One Part and the said Dewan Bahadur Bawa Ramnik Singh therein described as "the Purchaser", the Vendor therein sold, transferred, conveyed, assigned and assured unto the Purchaser therein the said premises No. 2B, Dover Road, Calcutta containing land area measuring 1 Bigha 7 Cottahs 4 Chittacks and 25 Sq.ft. morefully set out and described in the First schedule thereunder written and delineated in the map or plan 2015 annexed thereto and therein marked within red hatched borders at or for the consideration mentioned therein free from all encumbrance and thereupon the leasehold right of the said Dewan Bahadur Bawa Ramnik Singh merged and extinguished in the reversion and inheritance in fee simple of the said premises No. 2B, Dover Road, Calcutta.
4. The said Dewan Bahadur Bawa Ramnik Singh who was a Hindu governed by the Mitakshara School of Hindu Law, died intestate in Bombay in August, 1945 leaving him surviving his widow Mrs. Ramnik Singh, son Bawa Terlok Singh and his grand-son Diljeet Singh, (son of the said Bawa Terlok Singh),
5. The said Mrs. Ramnik Singh, widow of the said Dewan Bahadur Bawa Ramnik Singh died in March, 1946.
- ✓ 6. By a Deed of Conveyance dated 13th September, 1952 registered at Registrar of Assurances, Calcutta in Book No. I Volume No. 80 at pages 271 to 280 being Deed No. 3188 for the year 1952 and made between Bawa Terlok Singh for self and as Karta of his Joint Hindu Mitakshara Family consisting of himself and his son Bawa Diljeet Singh as adult male member of the said joint family therein jointly referred to as "the Vendors" of the One Part and Beharilal Thakurdas Thakur therein referred to as "the Purchaser" of the Other Part, the Purchaser therein purchased ALL THAT piece or parcel of land measuring 1 bigha 7 Cottahs 4 chittacks & 22 sq.ft. be the same a little more or less (through

inadvertent typographical error mentioned as 1 Bigha 4 Chittacks and 22 Sq.ft. in the Schedule) together with two storied brick-built dwelling house with out houses, godowns, sheds and other erections therein situate lying at and being premises No. 2B, Dover Road, Calcutta more fully set out and described in the Schedule thereunder written and delineated in the map or plan annexed to the hereinbefore recited Conveyance dated the 31st January, 1936 and therein marked within RED hatched borders at or for the consideration mentioned therein free from all encumbrances.

7. By a Deed of Indemnity dated 13th September, 1952 registered at Registrar of Assurances, Calcutta in Book No.I, Volume No.78 at pages 254 to 258 Being Deed No.3187 for the year 1952 and made between the said Bawa Terlok Singh for self and as Karta of his joint Hindu Mitakshara Family consisting of himself and his son Bawa Daljeet Singh as adult male member of the said joint family therein jointly called "the Obligors" of the One Part and the said Beharilal Thakurdas Thakur therein called "the Oblige" of the Other Part the Obligors therein did covenant with the Oblige therein that they shall well and sufficiently indemnify save harmless and keep indemnified the Oblige against any action, suit, proceedings, losses, damages, costs, charges, expenses, claims and demands whatsoever in respect of sale of the said premises No.2B, Dover Road, containing land area measuring 1 Bigha 7 Cottahs 4 Chittacks and 22 Sq.ft. morefully described in the Schedule to the said hereinbefore in part recited Deed of Conveyance dated 13th September, 1952 and also in the Schedule thereunder written in consequence of non-production or non delivery of the originals of the said hereinbefore in part recited Indenture of Lease dated 31st January, 1936 and the said hereinbefore in part recited Deed of Conveyance dated 31st January, 1936 by the Obligors to the Oblige;
8. The said Beharilal Thakurdas Thakur died intestate on or about 2nd January 1973 leaving behind and surviving his three sons Anand Beharilal Thakur, Kakan Beharilal Thakur and Nilratan Beharilal Thakur

and his two married daughters Smt. Hira Rani Panikar and Smt. Hasna Kumari Dev Burman and upon his death the said premises No. 2B, Dover Road, Calcutta devolved upon his said heirs/heireses namely (1) Shri Anand Beharilal Thakur (2) Kakan Beharilal Thakur (3) Sri Nilratan Beharilal Thakur, (4) Smt. Hira Rani Panikar (5) Smt. Hansa Kumari Dev Burman each acquiring an undivided $1/5^{\text{th}}$ share in the said premises.

9. Smt. Padmavati Thakur wife of the said Beharilal Thakur Das Thakur had predeceased him on 17.4.1962.
10. The said Nilratan Beharilal Thakur instituted a Suit being T.S. No. 155 of 1982 (Nilratan Beharilal Thakur -vs- Anand Beharilal Thakur & Ors.) in the Court of Sub-Judge at Alipore for partition of the said Premises No.2B, Dover Road, Calcutta which was subsequently transferred to the High Court at Calcutta and numbered as E.O.S. No.5 of 1984;
11. A preliminary decree was passed by the High Court at Calcutta on 26.9.1984 in the said E.O.Suit No.5 of 1984 ((Nilratan Beharilal Thakur -vs- Anand Beharilal Thakur & Ors.)) declaring that each one of the said Anand Beharilal Thakur, Shri Kakan Beharilal Thakur, Nil Ratan Beharilal Thakur, Smt. Hira Rani Panikar and Smt. Hansa Kumari Dev Burman are entitled to an undivided $1/5^{\text{th}}$ share each in the said premises No. 2B, Dover Road, Calcutta - 19..
12. The said Kakan Beharilal Thakur died on 25th September, 1993 domiciled in England and Wales after having made and published his last Will and Testament dated 24th October, 1983 Probate whereof was granted by the District Registrar in the High Court of Justice, the District Probate Registry at Oxford on 1st day of August, 1995. By the said Will the said Kakan Beharilal Thakur gave, devised and bequeathed all his properties to his two daughters Linda Bostock and Tara Carman in equal share absolutely.
13. The said Anand Beharilal Thakur duly obtained Letter of Administration with an authenticated copy of the Will probated in the High Court of Justice and Administration at Oxford annexed thereto in the Estate of

Kakan Beharilal Thakur from the District Judge in Charge, 24=Parganas (South) on 30th June, 2000 in Act, 39 Case No.7 of 1999..

14. By a Deed of Gift dated 30.11.1995 registered with the Additional Registrar of Assurances, Calcutta in Book No. I Volume No. 102 at pages 192 to 202 being Deed No. 3601 for the year 1996 and made between Smt. Hira Rani Panikar therein referred to as "the Donor" of the One Part and Shri Anand Beharilal Thakur therein referred to as "the Donee" of the other Part, the Donor therein out of natural love and affection granted, conveyed, transferred, assigned and assured as and by way of gift unto and in favour of the Donee therein all her undivided 1/5th share in the said premises No. 2B, Dover Road, Calcutta absolutely and for ever.
15. By a Deed of Gift dated 29th December, 1995 registered with the Additional Registrar of Assurances, Calcutta in Book No. I Volume No. 102 at pages 203 to 213 being Deed No. 3602 for the year 1996 and made between Linda Bostock therein referred to as "the Donor" of the One Part and Anand Beharilal Thakur therein referred to as "the Donee" of the Other Part, the Donor therein out of natural love and affection granted, conveyed, transferred, assigned and assured unto the Donee therein as and by way of gift all her undivided 1/10th share in the said premises absolutely and for ever.
16. By a Deed of Gift dated 29th December, 1995 registered with Additional Registrar of Assurances, Calcutta in Book No. I Volume No., 102 at pages 214 to 224 being No. 3603 for the year 1995 made between the said Tara Carman therein referred to as "the Donor" of the One Part and Anand Beharilal Thakur therein referred to as "the Donee" of the Other Part, the Donor therein out of natural love and affection granted, conveyed, transferred, assigned and assured unto the Donee therein as and by way of gift her undivided 1/10th share in the Said Premises absolutely and for ever.

17. The said Nilratan Beharilal Thakur died intestate on November 12, 1999 leaving behind the Wife Arati Thakur as his sole legal heiress and representative and she was duly substituted in the place and stead of Nilratan Beharilal Thakur in the said EOS No.5 of 1984.
18. A decree dated 22nd September, 2005 was passed by the High Court at Calcutta in the said E.O. Suit No. 5 of 1984 (Arati Thakur, plaintiff – vs. – Anand Beharilal Thakur and ors, defendants) as per the Terms of Settlement filed in the said Suit, whereby the said premises No. 2B, Dover Road, Calcutta was divided into two lots A & B, Lot A containing land area measuring 8 cottahs 7 chittacks & 10.44 sq.ft. and Lot B containing land area measuring 17 cottahs 15 chittacks & 16.56 sq.ft. The said lot A described in the Second Schedule thereunder written and delineated in the Map or Plan annexed thereto and bordered in RED colour thereon was absolutely allotted and vested jointly in favour of Arati Thakur and Smt. Hansa Kumari Dev Burman AND Lot B more fully set out and described in the Third Schedule thereunder written and delineated on the Map or Plan annexed thereto and bordered in Green colour thereon was allotted to and vested in favour of Anand Beharilal Thakur for self and as Administrator to the Estate of Kakan Beharilal Thakur, subject to various terms and conditions contained in the said Terms of Settlement.
19. The said Linda Bostock and Tara Carman, the legatees under the said Will dated 24th October, 1983 of the said Kakan Beharilal Thakur, having made gift of their respective undivided 1/10th share in the said Premises No.2, Dover Road, Kolkata – 700019 in favour of the said Anand Beharilal Thakur respectively by the said hereinbefore in part recited two deeds of gift both dated 29th December, 1995 being Deed Nos. 3602 and 3603 for the year 1995, in pursuance of the said decree dated 22nd September, 2005, the said Anand Beharilal Thakur became the sole and absolute owner of the said Lot B.

20. Upon mutation-separation the said Lot B was separated and numbered as Premises No. 2B/1, Dover Road, Kolkata – 700019 by the Kolkata Municipal Corporation on 13.2.2009.
21. In the premises the Vendor as sole and absolute owner is seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece or parcel of land measuring about 17 cottahs 15 chittacks & 16.56 Sq.ft. equivalent to 1201.371 Sq.Meters (on actual measurement found to be 18 cottahs 4 chittacks & 25 sq.ft. equivalent to 1223.076 Sq. Meters together with the buildings and structures standing thereon situate lying at and being Municipal premises No. 2B/1, Dover Road, Kolkata- 700 019 (hereinafter referred to as "the said premises") more fully set out and described in the Schedule hereunder written;
22. By a Development Agreement dated 17th November, 2012 registered with the Additional Registrar of Assurances-I, Kolkata in Book No. I CD Volume No. 22 at pages 652 to 676 being Deed No. 10560 for the year 2012 and made between the Vendor herein therein referred to as "the Owner" of the One Part and Celica Developers Private Limited therein referred to as "the Developer" of the Other Part, the Owner therein appointed the Developer therein as Developer in respect of the said premises at or for the consideration and on the terms and conditions contained therein;
23. As per the said Development Agreement in the new building to be constructed by the Developer in the said Premises the Owner is entitled to 20% of the total constructed area together with undivided proportionate share in the land and the Developer is entitled to the remaining 80% constructed area together with undivided proportionate share in the land.
24. By a Power of Attorney dated 26th November, 2012 registered with the Additional Registrar of Assurances-III, Kolkata in Book No. IV, C. D. Volume No. 11 at Pages 92 to 103 being No. 06991 for the year 2012,

the Vendor herein, apropos of the said Development Agreement, appointed Sri Kalyan Kumar Bose and Sri Kunal Dhandhanian, the Developer's Director and Authorised Signatory respectively as his Constituted Attorney for doing various acts, deeds, matters and things in respect of the said premises.

25. The said Developer has obtained sanction of a Building Plan bearing Building Permit No.2013080096 dated 02.12.2013 from The Kolkata Municipal Corporation for construction of a new building in the said Premises.
26. The vendor offered to sell the said premises to the Purchaser subject to the said Development Agreement and such offer was accepted by the Purchaser.
27. The Vendor agreed to sell and the Purchaser agreed to purchase the said premises at or for the total price of Rs.3,00,00,000/- (Rupees three crores) only subject to the said Development Agreement but as otherwise free from all encumbrances.
28. It was further agreed between the Vendor and the Purchaser that at the time of completion of the sale of the said Premises the Purchaser will pay to the Vendor the consideration amount being the said sum of Rs.3,00,00,000/- (Rupees three crores) only by instalments in the following manner :-
 - (a) Rs.7,00,000/- (Rupees seven lacs) only by cheque on or before execution of the Deed of Conveyance.
 - (b) Rs.3,00,000/- (Rupees three lacs) only by deduction of Income Tax Act at source under Section 194-IA of the Income Tax Act.
 - (c) Rs.2,40,00,000/- (Rupees two crores forty lacs) only by issuing 24 post dated cheques each for Rs.10,00,000/- and dated on the

last day of each month, the first of such cheque dated 31st August, 2015 and the last such Cheque dated 31st July, 2017.

- (d) Rs.50,00,000/- (Rupees fifty lacs) only by issuing a post dated cheque dated 31st August, 2017.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs.3,00,00,000/- (Rupees three crores) only being the full agreed consideration money paid by the Purchaser to the Vendor in the manner stated hereinabove on or before execution of these presents, (the receipt whereof the Vendor doth hereby and by the receipt hereunder written admit and acknowledge and of and from payment of the same and every part thereof doth hereby acquit, release and for ever discharge the Purchaser herein and the said premises), he the Vendor doth hereby grant, sell, transfer, assign and assure unto and in favour of the Purchaser **ALL THAT** piece or parcel of land measuring about 17 cottahs 15 chittacks & 16.56 Sq.ft. equivalent to 1201.371 Sq.Meters (on actual measurement found to be 18 cottahs 4 chittacks & 25 sq.ft. equivalent to 1223.076 Sq. Meters) together with the buildings and structures standing thereon situate lying at and being Municipal premises No. 2B/1, Dover Road, Kolkata- 700 019 (hereinafter referred to as "the Said Premises") more fully set out and described in the Schedule hereunder written subject to the said Development Agreement but as otherwise free from all encumbrances, charges, liens, lispensens, mortgages, trusts, attachments, acquisitions, requisitions of any nature whatsoever **TOGETHER WITH** full benefits of the said sanctioned Building Plan. **TOGETHER WITH** all rights liberties privileges easements and appurtenances whatsoever to the said land hereditaments and premises belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** all the estate right title interest claim and demand whatsoever of the Vendor into and upon the Said Premises or any part thereof **TOGETHER WITH** all deeds pattahs and muniments of title whatsoever in anywise relating to or concerning the Said Premises or any part thereof which now are or hereafter shall or may be in the possession or power or control of the Vendor or any other person or persons from whom the Vendor may procure the same without any action or

suit **TO HAVE AND TO HOLD** the Said Premises hereby granted or expressed so to be unto and to the use of the Purchaser for ever **AND** the Vendor doth hereby covenant with the Purchaser that notwithstanding any act deed or thing by the Vendor or by any of his predecessors in the title done or executed or knowingly suffered to the contrary the Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition use trust or thing whatsoever to alter defeat encumber or make void the same and that notwithstanding any such act deed or thing whatsoever as aforesaid the Vendor has good right full power and absolute authority to grant and sell the Said Premises hereby granted and sold or expressed so to be unto and to the use of the Purchaser in manner aforesaid **AND** the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the Said Premises and receive the rents and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from or under any of its predecessors in title **AND THAT** free from all encumbrances whatsoever made or suffered by the Vendor or any of its predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest in the Said Premises or any part thereof from under or in trust for the Vendor or from or under any of its predecessors in title 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 acts deeds and things whatsoever for further better and more perfectly assuring the Said Premises and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required **AND THAT** the Vendor doth hereby covenant with the Purchaser that the Said Premises hereby conveyed is not subject to any acquisition and/or requisition and/or any mortgage and/or charge **AND THAT** the Vendor do not hold land in excess of the ceiling area **AND THAT** the Said Premises is within the ceiling limits under all applicable laws for the time being in force **AND THAT** the Said Premises is not attached under any Certificate case or any proceedings started

at the instance of the Income Tax authorities or other Government Authorities under Public Demand Recovery Act and is not subject to any attachment by Civil and Criminal Court **AND THAT** the Vendor will keep the Purchaser fully indemnified against all losses claims demands damages which may be suffered by the Purchaser due to any defect in the Vendor's title to the Said Premises **AND THAT** the Vendor hereby covenant agree and undertake to pay all arrears of land rent, and all other rates, taxes outgoings and levies that may be found due and payable with interest and costs to any person or persons or appropriate Govt. or Semi-Govt. authority or authorities concerned for all the periods prior to and up to the date of these presents and agrees to keep the Purchaser fully indemnified against any claim or demand arising therefrom and in respect thereof And That the Vendor covenant and declare that the Vendor is competent and have full lawful right and authority to sell and convey the Said Premises to the Purchaser and that the Vendor is not prevented under any law or statute and/or any statutory order or court order or injunction from selling and transferring the Said Premises in favour of and to the Purchaser And that the Purchaser shall be entitled to have the Said Premises mutated in its name in records of The Kolkata Municipal Corporation and all other authorities with full authority from the Vendor to sign all papers, petitions, No Objection etc. for and on behalf of the Vendor.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land measuring about 17 Cottahs, 15 Chittacks and 16.56 Square Feet equivalent to 1201.371 Square Meters (on actual measurement found to be about 18 Cottahs 4 Chittacks and 25 Square feet equivalent to 1223.076 Square Meters) together with the more than 80 years old dwelling house and other structures measuring in aggregate 5391 sq.ft. standing thereon situate lying at and being premises No.2B/1, Dover Road, Kolkata-700 019, within Ward No. 69 of the Kolkata Municipal Corporation Police Station Ballygunge and butted and bounded in the manner as follows:-

On the North : Partly by 29/A, Ballygunge Circular Road and partly by 2A, Dover Road;

On the South : 2C, Dover Road;

On the West : Open Land;

On the East : By 16.5 ft. wide passage leading to Dover Road;

OR HOWSOEVER otherwise the same are or is or heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished

AND shown within "RED" borders on the map or plan annexed hereto.

IN WITNESS WHEREOF the parties have set and subscribe their respective hands, seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by
the VENDOR at Kolkata in the presence

of:

Sanjoy Chatterjee
29, Park Street, Kol-16

P. Bhattacharya
1/13, Old Post Office Street
Kolkata-70001

Amarendra Kumar
Sharma

SIGNED, SEALED AND DELIVERED by
the PURCHASER at Kolkata in the
presence of:

Sanjoy Chatterjee
29, Park Street, Kol-16

P. Bhattacharya

SMITKRITI ENTERPRISES PVT. LTD.

M. Poddar
Director

(MAYANK PODDAR)

RECEIVED of and from the within-named Purchaser the withinmentioned sum of Rs.3,00,00,000/- (Rupees three crores) only being the consideration money in full payable under these presents as per memo written below :-

MEMO OF CONSIDERATION

- | | |
|--|------------------|
| 1. By Cheque No. 216798 dated 30.07.2015
on Oriental Bank of Commerce, Park
Street Branch, Kolkata | Rs. 7,00,000.00 |
| By Income Tax deducted at source under
Section 194-IA of the Income Tax Act. | Rs. 3,00,000.00 |
| 2. By Cheque No. 018102 dated 31.08.2015
on Oriental Bank of Commerce, Park
Street Branch, Kolkata | Rs. 10,00,000.00 |
| 3. By Cheque No. 018103 dated 30.09.2015
on Oriental Bank of Commerce, Park
Street Branch, Kolkata | Rs. 10,00,000.00 |
| 4. By Cheque No. 018104 dated 31.10.2015
on Oriental Bank of Commerce, Park
Street Branch, Kolkata | Rs. 10,00,000.00 |
| 5. By Cheque No. 018105 dated 30.11.2015
on Oriental Bank of Commerce, Park
Street Branch, Kolkata | Rs. 10,00,000.00 |
| 6. By Cheque No. 018106 dated 31.12.2015
on Oriental Bank of Commerce, Park
Street Branch, Kolkata | Rs. 10,00,000.00 |
| 7. By Cheque No. 018107 dated 31.01.2016
on Oriental Bank of Commerce, Park
Street Branch, Kolkata | Rs. 10,00,000.00 |
| 8. By Cheque No. 018108 dated 29.02.2016
on Oriental Bank of Commerce, Park
Street Branch, Kolkata | Rs. 10,00,000.00 |
| 9. By Cheque No. 018109 dated 31.03.2016
on Oriental Bank of Commerce, Park
Street Branch, Kolkata | Rs. 10,00,000.00 |



10. By Cheque No. 018110 dated 30.04.2016
on Oriental Bank of Commerce, Park
Street Branch, Kolkata Rs. 10,00,000.00
- 11 By Cheque No. 018111 dated 31.05.2016
on Oriental Bank of Commerce, Park
Street Branch, Kolkata Rs. 10,00,000.00
12. By Cheque No. 018112 dated 30.06.2016
on Oriental Bank of Commerce, Park
Street Branch, Kolkata Rs. 10,00,000.00
13. By Cheque No. 018113 dated 31.07.2016
on Oriental Bank of Commerce, Park
Street Branch, Kolkata Rs. 10,00,000.00
14. By Cheque No. 018114 dated 31.08.2016
on Oriental Bank of Commerce, Park
Street Branch, Kolkata Rs. 10,00,000.00
15. By Cheque No. 018115 dated 30.09.2016
on Oriental Bank of Commerce, Park
Street Branch, Kolkata Rs. 10,00,000.00
16. By Cheque No. 018116 dated 31.10.2016
on Oriental Bank of Commerce, Park
Street Branch, Kolkata Rs. 10,00,000.00
17. By Cheque No. 018117 dated 30.11.2016
on Oriental Bank of Commerce, Park
Street Branch, Kolkata Rs. 10,00,000.00
18. By Cheque No. 018118 dated 31.12.2016
on Oriental Bank of Commerce, Park
Street Branch, Kolkata Rs. 10,00,000.00
19. By Cheque No. 018119 dated 31.01.2017
on Oriental Bank of Commerce, Park
Street Branch, Kolkata Rs. 10,00,000.00
20. By Cheque No. 018120 dated 28.02.2017
on Oriental Bank of Commerce, Park
Street Branch, Kolkata Rs. 10,00,000.00
21. By Cheque No. 018121 dated 31.03.2017
on Oriental Bank of Commerce, Park
Street Branch, Kolkata Rs. 10,00,000.00



22. By Cheque No. 018122 dated 30.04.2017 on Oriental Bank of Commerce, Park Street Branch, Kolkata	Rs. 10,00,000.00
23. By Cheque No. 018123 dated 31.05.2017 on Oriental Bank of Commerce, Park Street Branch, Kolkata	Rs. 10,00,000.00
24. By Cheque No. 018124 dated 30.06.2017 on Oriental Bank of Commerce, Park Street Branch, Kolkata	Rs. 10,00,000.00
25. By Cheque No. 018125 dated 31.07.2017 on Oriental Bank of Commerce, Park Street Branch, Kolkata	Rs. 10,00,000.00
26. By Cheque No. 018127 dated 31.08.2017 on Oriental Bank of Commerce, Park Street Branch, Kolkata	Rs. 50,00,000.00
	<u>Rs. 3,00,00,000.00</u>

(Rupees three crores only)

WITNESSES:-

Sanjoy Chatterjee

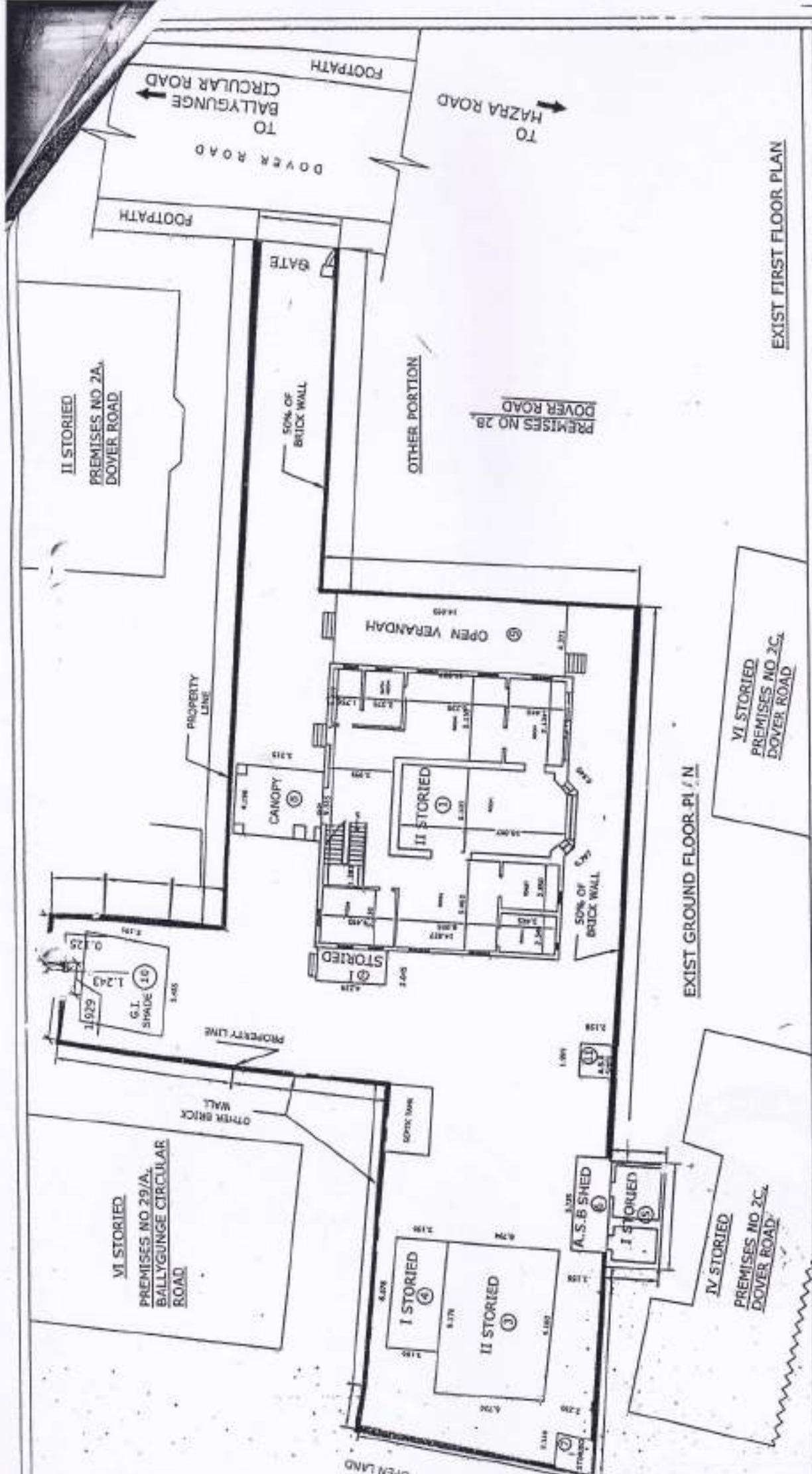
P. Bhattacharya

Pranab Kumar Bhattacharya
Thakur

Drafted by:-

J. P. CHAKRABARTY
Advocate
High Court
Calcutta

Enrollment no. WB 1149/1978



EXIST FIRST FLOOR PLAN

Owner : Anand Kumar Behari Lal Thakur

Anand Kumar Behari Lal Thakur

PLAN OF THE LAND AT PREMISES NO. 2B/1, DOVER ROAD,
P.O & P.S : BALLYGUNGE, UNDER K.M.C., KOLKATA - 700019

AREA - 18 COTTAS 9 CHITACKS AND 25 SQUARE FEET

PURCHASER : SMITKRITI ENTERPRISES PVT. LTD.

SMITKRITI ENTERPRISES PVT. LTD.

(Signature)
Director

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
7 AUG 2015



SPECIMEN FORM FOR TEN FINGERPRINTS



Bismillah Bismillah

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Bismillah Bismillah

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

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

GRN: 19-201516-001439604-1
 GRN Date: 05/08/2015 11:33:11
 BRN : CK72180895

Payment Mode: Online Payment
 Bank: State Bank of India
 BRN Date: 05/08/2015 11:39:32

DEPOSITOR'S DETAILS

Name : L P AGARWALLA AND CO
 Contact No. : 22301777 Mobile No. : 91-9830089510
 E-mail : anil@lpa@gmail.com
 Address : Old Post Office Street, Kolkata-700001
 Applicant Name : Mr L P Agarwalla And Company
 Office Name :
 Office Address :
 Status of Depositor : Solicitor firm
 Purpose of payment / Remarks : Sale Document

Id No. : 19010000544929/2/2015
 [Query No./Query Year]

PAYMENT DETAILS

Sl No	Identification No.	Head of A/C Description	Head of A/C	Amount
1	19010000544929/2/2015	Property Registration- Stamp Duty	0030-02-103-003-02	2099970
2	19010000544929/2/2015	Property Registration- Registration Fees	0030-03-104-001-16	330087

In Words : Rupees Twenty Four Lakh Thirty Thousand Five Hundred and Seven only

Total

2430057



Government of West Bengal

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

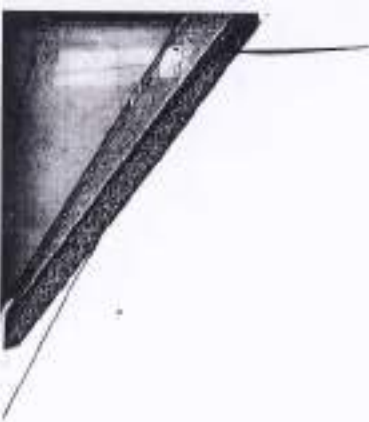
OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010000544929/2015

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date	
1	Mr Anand Kumar Beharilal Thakur 8B, Middleton Street, Geetanjali Apartment, Kolkata, Flat No: 3B, P.O:- Middleton Street, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700071	Seller		5280		Anand Kumar Beharilal Thakur
2	Shri Mayank Poddar 24, Park Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Buyer [Smitkriti Enterprises Private Limited]		5281		Shri Poddar
SI No.	Name and Address of Identifier	Identifier of		Signature with date		
1	Mr Sanjoy Chatterjee Son of Mr Sushil Kumar Chatterjee 9/D,Prannath Sur Lane, Kolkata 70002, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002	Mr Anand Kumar Beharilal Thakur, Shri Mayank Poddar		Sanjoy Chatterjee 9/8/15		

(Sujan Kumar Maity)



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

Seller, Buyer and Property Details

Seller & Buyer Details

Seller Details

SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Mr Anand Kumar Beharilal Thakur Son of Late Beharilal Thakurdas Thakur 8B, Middleton Street, Geetanjali Apartment, Kolkata, Flat No: 3B, P.O:- Middleton Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEDPT2515E, Status : Self Date of Execution : 31/07/2015 Date of Admission : 07/08/2015 Place of Admission of Execution : Pvt. Residence</p>

Identifier Details

Sl No.	Name, Address, Photo, Finger print and Signature
1	<p>Smitkriti Enterprises Private Limited 24, Park Street, Kolkata 700016, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AARCS4202N, Status : Organization Represented by representative as given below:-</p>
1(1)	<p>Shri Mayank Poddar, Director Son of Late Champalal Poddar 24, Park Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGGPP2938Q, Status : Representative Date of Execution : 31/07/2015 Date of Admission : 07/08/2015 Place of Admission of Execution : Pvt. Residence</p>

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr Sanjoy Chatterjee Son of Mr Sushil Kumar Chatterjee 9/D,Prannath Sur Lane, Kolkata 70002, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,</p>	<p>Mr Anand Kumar Beharilal Thakur, Shri Mayank Poddar</p>	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Sotforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	<p>District: South 24-Parganas, P.S:- Ballygunge, Corporation; KOLKATA MUNICIPAL CORPORATION, Road: Dover Road, , Premises No. 2B/1</p>		2633 Sq Ft	2,10,00,000/-	2,10,00,000/-	Proposed Use: Bastu, Width of Approach Road: 17 Ft.,

Structure Details

S.No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
S1	On Land L1	5640 Sq Ft.	90,00,000/-	90,00,000/-	Structure Type: Structure Lift Facility,
F3	Floor No: 3	1880 Sq Ft.	0/-		Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
F2	Floor No: 2	1880 Sq Ft.	0/-		Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
F1	Floor No: 1	1880 Sq Ft.	0/-		Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

D. Applicant Details

Details of the applicant who has submitted the requisition form

Applicant's Name	L P Agarwalla And Company
Address	1B, OLD POST OFFICE STREET, KOLKATA 700001, Thana : Hare Street, District : Kolkata, WEST BENGAL
Applicant's Status	Advocate

Office of the A.R.A. - I KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190106438 / 2015

Query No/Year 19010000544929/2015 Serial no/Year 1901006240 / 2015
Deed No/Year I - 190106438 / 2015
Transaction [0101] Sale, Sale Document
Name of Presentant Mr Anand Kumar Beharilal Thakur Presented At Private Residence
Date of Execution 31-07-2015 Date of Presentation 07-08-2015

Remarks

On 07/08/2015

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

Presented for registration at 17:15 hrs on : 07/08/2015, at the Private residence by Mr Anand Kumar Beharilal Thakur, Executant.

Admission of Execution Under Section 55 W.B. Registration Rules, 1962

Execution is admitted on 07/08/2015 by

Mr Anand Kumar Beharilal Thakur, Son of Late Beharilal Thakurdas Thakur, 8B, Middleton Street, Geetanjali Apartment, Kolkata, Flat No: 3B, P.O: Middleton Street, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071, By caste Hindu, By Profession Business
Identified by Mr Sanjoy Chatterjee, Son of Mr Sushil Kumar Chatterjee, 9/D, Prannath Sur Lane, Kolkata 70002, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, By caste Hindu, By Profession Service

Admission of Execution Under Section 55 W.B. Registration Rules, 1962. [Representative]

Execution is admitted on 07/08/2015 by

Shri Mayank Poddar, Director, Smitkrili Enterprises Private Limited, 24, Park Street, Kolkata 700016, P.O: Park Street, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016
Identified by Mr Sanjoy Chatterjee, Son of Mr Sushil Kumar Chatterjee, 9/D, Prannath Sur Lane, Kolkata 70002, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, 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 08/08/2015

Certificate of Admissibility Rule 21 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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,30,087/- (A(1) = Rs 3,29,989/- , E = Rs 14/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,30,087/-

Description of Online Payment

1. Rs 3,30,087/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: State Bank of India (SBIN0000001)

Payment of Stamp Duty

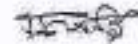
Certified that required Stamp Duty payable for this document is Rs. 21,00,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 20,99,970/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 89180, Purchased on 30/07/2015, Vendor named S CHATTERJEE.

Description of Online Payment

1. Rs 20,99,970/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: State Bank of India (SBIN0000001)



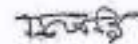
(Sujan Kumar Maity)

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

On 31/07/2015

Certificate of Market Value (W.P. 2014) of 2001

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,00,00,000/-



(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 1901-2015, Page from 47751 to 47781

being No 190106438 for the year 2015.



[Handwritten signature]

Digitally signed by SUJAN KUMAR
MAITY
Date: 2015.08.12 13:00:41 +05:30
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 12-08-2015 1:00:40 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS 31st DAY OF *July* 2015

**BETWEEN
ANAND KUMAR BEHARILAL THAKUR
AND
SMITKRITI ENTERPRISES PRIVATE
LIMITED**

DEED OF CONVEYANCE

**L. P. Agarwalla & Co.,
Advocates
1B, Old Post Office Street
Kolkata - 700001**