APRJ 00426/8 I-08659/14

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

006120

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.

Additional Registrar of Assurances-I, Kolkata
22.9.14

Market value determined at Rs 4,68,80,893/- by Commissioner Presidency Division vide memo no-301/R dated 15/9/2014
20/9/2014
ARA-II, Kolkata

Explanation Rs
4194219466
8.1.08
(355100 + 900000)

THIS INDENTURE OF CONVEYANCE made this the 14th day of January **TWO THOUSAND AND EIGHT BETWEEN SMT. PURABI GUHA** widow of Late Hari Lal Guha residing at No. 198A Block-J, New Alipore, Kolkata 700 053 hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, legal representatives, executors, administrators and assigns) of the **FIRST PART AND AKSHAY VINIMAY PVT**

98802 14 JAN 2008

Sold to R. L. GAGGAR
Solicitor & Advocate
Address 17 X CHAMBERS
R.N.MUKHERJEE ROAD, OFFICE STREET
5th FLOOR, KOLKATA-700 001

L. S. VENDOR
HIGH COURT, CAL

Presented for Registration
on the
days of year
Vendor Residence

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Ujjaini Guha

162

Ujjaini Guha

163

Purnali Guha

164

Prabir Guha

165

Subir Guha

PTO

Surendra Kumar Jaiswal
S/O Late B. P. Jaiswal
119/4 S. N. Banerjee Road
Kol- 700013
Business

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

DEED PLAN

SITE PLAN SHOWING THE PORTION OF LAND COMPRISED UNDER PREMISES NO. 12B, BELIAGHATA ROAD. KOLKATA-700015

WARD NO. 57, P.S. ENTALI, DIST: 24 PARGANAS (SOUTH)

AREA OF THE LAND (MORE OR LESS) :

5 BIGHA 2 KOTTAH 9 CHATTAK 19 SFT /6862.19 SQ.M/1.695 ACRE.

(MORE OR LESS) BORDERED BY COLOUR.

Purali Guha
Partri Guha.
Subir Guha
Ujjaini Guha

EXIST. GROUND FLOOR PLAN (PART)

NOTE:- ALL DIMENSION ARE IN METER

(SCALE = 1:1600)

Purali Guha

VENDOR(S) SIGNATURE

For Akshay Vinimay (P) Ltd.

Director

PURCHASERS (S) SIGNATURE

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

9

ADDITIONAL REGISTRAR OF
KOLKATA

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

Endorsement For Deed Number : I - 08659 of 2014

(Serial No. 00426 of 2008)

On 14/01/2008

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

Presented for registration at 11.51 hrs on :14/01/2008, at the Office of the A.R.A. - I KOLKATA by Ujjaini Guha. , one of the Executants.

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

Execution is admitted on 14/01/2008 by

1. Purabi Guha., wife of Lt. Hari Lal Guha , J, 198 A, New Alipore, Kolkata, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : House wife
2. Prabir Guha., son of Lt. Hari Lal Guha , J, 198 A, New Alipore, Kolkata, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Others
3. Ujjaini Guha., son of Lt. Hari Lal Guha , J, 198 A, New Alipore, Kolkata, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Others
4. Subir Guha., son of Lt. Hari Lal Guha , 3 A, Ekdalia Place, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Others

Identified By Surendra Kumar Jaiswal, son of Lt. B. P. Jaiswal, 119/4, Surendra Nath Banarjee Road, Kolkata, Thana:-New Market, District:-Kolkata, WEST BENGAL, India, Pin :-700013, By Caste: Hindu, By Profession: Business.

(Ramananda Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 15/01/2008

Payment of Fees:

(Under Article : A(1) = 197989/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 15/01/2008)

Deficit stamp duty

Deficit stamp duty

1. Rs. 900000/- is paid , by the draft number 419466, Draft Date 08/01/2008, Bank : STATE BANK OF INDIA, Esplanade Br., received on 15/01/2008
2. Rs. 355100/- is paid , by the draft number 419421, Draft Date 08/01/2008, Bank : STATE BANK OF INDIA, Esplanade Br., received on 15/01/2008

(Ramananda Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 19/02/2008

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
22 SEP 2014

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

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

Endorsement For Deed Number : I - 08659 of 2014

(Serial No. 00426 of 2008)

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

Execution is admitted on 19/02/2008 by

1. Rishi Todi
   Director, Akshay Vinimay Pvt. Ltd., 12, Darga Road, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700017.
   , By Profession : Business

   Identified By Asit Manna, son of A. K Manna, 6, Old Post Office Street, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

(Ramananda Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 15/09/2014

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.-4,68,80,893/-

Certified that the required stamp duty of this document is Rs.- 3281663 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 22/09/2014

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 of Indian Stamp Act 1899.

Deficit stamp duty

Deficit stamp duty Rs. 2021590/- is paid , by the draft number 754297, Draft Date 19/09/2014, Bank : State Bank of India, INDIA EXCHANGE PL EXTN, received on 22/09/2014

Payment of Fees:

Amount By Cash

Rs. 317691.00/-, on 22/09/2014

(Under Article : A(1) = 317691/- on 22/09/2014)

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCE-I, KOLKATA
22 SEP 2014

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 4045 to 4070
being No 08659 for the year 2014.

Seal of the Additional Registrar of Assurances-I, Kolkata

(Dinabandhu Roy) 24-September-2014
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal

LTD a company within the meaning of the Companies Act 1956 having its registered office situated at No. 12 Darga Road, Ground Floor, Kolkata 700 017 hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **SECOND PART AND (1) PRABIR GUHA** son of Late Harilal Guha residing at 198A Block-J, New Alipore, Kolkata 700 053 **(2) SUBIR GUHA** son of Late Harilal Guha residing at No.3A Ekdalia Place, Kolkata 700 019 and **(3) SMT. UJJAINI GUHA** widow of Late Ranabir Guha also residing at No. 198A Block-J, New Alipore, Kolkata 700 053 hereinafter collectively referred to as the **CONFIRMING PARTIES** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the **THIRD PART**

WHEREAS:

A) Prior to the year 1966 (1) Rabi Prasad Gooptu (2) Arun Kumar Gooptu (3) Amar Prasad Gooptu (4) Alok Kumar Gooptu (5) Dilip Kumar Gooptu (6) Amal Kumar Gooptu (7) Tarun Kumar Gooptu (8) Jayanta Kumar Gooptu (9) Pronab Kumar Gooptu (10) Ajit Kumar Gooptu and (11) Ajay Kumar Gooptu (hereinafter collectively referred to as the **GOOPTUS**) were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the Municipal Premises No. 12 Beliaghata Road, P.S. Entally, Kolkata 700 015 containing by estimation an area

For Akshay Vinimay (P) Ltd.

Director

(RISHI TODI)

19/02/2008

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

19.2.08

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

of 5 (five) Bighas 18 (Eighteen) cottahs 13 (thirteen) chittacks and 19 (nineteen) sq.ft. (be the same a little more or less) **TOGETHER WITH** various buildings, godowns, sheds and other structures standing thereon (hereinafter referred to as the **ENTIRE PROPERTY**)

B) By registered Deeds of Conveyances dated 16th August 1966 the Gooptu's sold transferred and conveyed **ALL THAT** the divided and demarcated western portion of the said Entire Property containing by estimation an area of 16 Cottahs 4 Chittacks (be the same a little more or less) **TOGETHER WITH** one partly two and partly three storied building standing thereon unto and in favour of Kishori Lal Agarwalla and Others which has been numbered as municipal premises No 12 Beliaghata Road, Kolkata – 700 015 for the consideration and on the terms and conditions contained and recorded in the said Indentures and continued to remain as the absolute owners of the remaining parts and portions of the said Entire Property which has since been renumbered as Municipal Premises No.12B Beliaghata Road, Kolkata 700 015 containing by estimation an area 5 (five) Bighas 2 (two) Cottahs 9 (Chittacks) and 19 (nineteen) Sq.ft. (be the same a little more or less) (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as the said **PREMISES**).

C) By virtue of the following registered Deeds of Conveyances all dated 27th September 1968 the said Gooptus sold transferred and conveyed the said Premises and/or their respective right title interest into or upon the entire said Premises unto and in favour of the Vendor herein :

	Vendor	Share	Registration Transferred Office Details
(1)	Rabi Prasad Gooptu	1/4th	R.A., Calcutta Book No.I, Vol. 191 Pages 65 to 74 Being No.5569 for the Year 1968
(2)	Arun Kumar Gooptu	1/24th	R.A., Calcutta Book No. I, Vol. 166 Pages 72 to 81 Being No.4868 for the year 1968
(3)	Amar Prasad Gooptu	1/4th	R.A., Calcutta Book No.I, Vol.174 Pages 81 to 90 Being No.4865 for the Year 1968
(4)	Alok Kumar Gooptu	1/24TH	Sub Registrar Book No.I, Vol. 34 Sealdah Pages 248 to 257 Being No.1841 for the Year 1968
(5)	Dilip Kumar Gooptu	1/12th	- Do - Book No.I, Vol. 41 Pages 57 to 60 Being No.1821 for the Year 1968
(6)	Amal Kumar Gooptu	1/24th	- Do - Book No.I, Vol. 41 Pages 71 to 80 Being No.1842 for the Year 1968
(7)	Tarun Kumar Gooptu	1/24th	- Do - Book No. I, Vol. 44 Pages 64 to 73 Being No.1843 for the Year 1968

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

(8)	Jayanta Kumar Gooptu	1/24th	- Do - Book No.I, Vol. 34 Pages 258 to 267 Being No.1844 for the Year 1968
(9)	Pronab Kumar Gooptu	1/24th	- Do- Book No.I, Vol. 45 Pages 1 to 10 Being No. 1846 for the Year 1968
(10)	Ajit Kumar Gooptu	1/12th	- Do - Book No. I, Vol. 39 Pages 267 to 276 Being No.1822 for the Year 1968
(11)	Ajay Kumar Gooptu	1/12th	- Do - Book No.I, Vol. 46 Pages 181 to 190 Being No.2046 for the Year 1968

D) By a registered Deed of Lease dated 22nd December 1971 and made between the Vendor herein therein referred to as the Lessor of the One Part and Gooptu Pencil Industries Pvt Ltd therein referred to as the Lessee of the Other Part registered at the office of the Registrar of Assurances, Kolkata in Book No.I Being Deed No.1622 for the year 1971 the Vendor granted a Lease in respect of the entirety of the said Premises unto and in favour of the said Gooptu's Pencil Industries Pvt Ltd for a period of five years commencing from 1st December 1971 at the rent and on the terms and conditions contained and recorded in the said Deed of Lease.

E) The said Deed of Lease interalia provided as follows:

i) Not at any time to assign or underlet, or otherwise part with the rights and privileges

hereby granted, or any of them, to any person whomsoever.

F) Even after expiry of the said period of Lease the said Gooptu Pencil Industries Pvt Ltd (hereinafter referred to as the **OCCUPANT**) continues to remain in possession of the said Premises.

G) The Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire the entirety of the said Premises and/or the entirety of the right title interest of the Vendor into or upon the said Premises **SUBJECT HOWEVER** to the right of the said Occupant but otherwise free from all encumbrances charges liens lispendens attachments trusts whatsoever or howsoever for the consideration and on the terms and conditions hereinafter appearing.

H) At or before the execution of this Indenture the Vendor and the Confirming Parties and each one of them respectively have assured and represented to the Purchaser as follows:

a) **THAT** the Vendor alone is the absolute owner of the entirety of the said Premises.

b) **THAT** excepting for the said Occupant the said Premises is otherwise free from all

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

encumbrances charges liens lispendens attachments trusts whatsoever or howsoever

c) **THAT** the Vendor has a marketable title in respect of the said Premises.

d) **THAT** excepting the Vendor nobody else has any right of ownership over and in respect of the said Premises or any part or portion thereof.

e) **THAT** all the sheds/godowns have been constructed by the Vendor.

f) **THAT** there is no thikka tenant at the said Premises nor any person is claiming any right as a thikka tenant in respect of the said Premises or any part or portion thereof.

g) **THAT** all the municipal rates taxes and other outgoings including electricity charges payable in respect of the said Premises have been paid.

h) **THAT** there are several structures at the said premises which are there for a long time and there is no excess vacant land in the said premises within the meaning of Urban Land (Ceiling & Regulation) Act 1976 comprised in the said Premises.

i) **THAT** the said Premises is not subject to any notice of acquisition and/or requisition.

j) **THAT** the Vendor has not entered into any agreement for sale, transfer, development agreement nor has created any further interest of any third party into or upon the said Premises or any part or portion thereof.

k) **THAT** the Vendor has remained in uninterrupted possession of the said Premises since the date of purchase by the afore recited indenture.

I) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Purchaser has agreed to purchase and acquire the entirety of the said Premises.

NOW THIS INDENTURE WITNESSETH as follows:

I **THAT** in pursuance of the Said AGREEMENT AND in consideration of a sum of Rs.1,80,00,000/- (Rupees One crore eighty lacs only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written) and of and from the same and every part thereof the

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Vendor with the consent and concurrence of the Confirming Parties and each one of them respectively do hereby acquit release and discharge the Purchaser and also the Premises hereby intended to be sold and transferred) the Vendor with the consent and concurrence of the Confirming Parties do hereby sell transfer convey assure and assign **ALL THAT** the Municipal Premises No. 12B Beliaghata Road, Kolkata 700 015 containing by estimation an area of 5 (five) Bighas 2 (two) Cottahs 9 (Chittacks) and 19 (nineteen) Sq.ft. (be the same a little more or less) **TOGETHER WITH** all buildings, godowns, factory sheds transformer and other structures standing thereon (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as the said **PREMISES**) absolutely and forever **SUBJECT HOWEVER** to the right of the said occupant but otherwise free from all encumbrances charges liens lispendens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispendens whatsoever **OR HOWSOEVER OTHERWISE** the said PREMISES or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and other lights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said **PREMISES** or any part

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

thereof belonging to or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits and of any and every part thereof **AND** all the legal incidences thereof AND all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the Vendor into or upon and in respect of the said PREMISES or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the said PREMISES and/or **PROPERTY** or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit both at law or in equity **TO HAVE AND TO HOLD** the said PREMISES hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments acquisitions requisitions executions prohibitions restrictions easements and lispendens whatsoever and the Confirming Parties and each of them doth hereby release relinquish disclaim all his right title and interest

into or upon the said Premises unto and in favour of the Purchaser herein absolutely and forever.

II **AND** the Vendor and the Confirming Parties and each one of them do hereby covenant with the Purchaser that the Vendor alone is the sole absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said Premises and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature AND the Vendor do hereby covenant with the Purchaser that they 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 or by reason whereof the said PREMISES hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said PREMISES or any part thereof in the manner as aforesaid.

III **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said PREMISES hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other 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 now has in itself good right full and absolute power to grant sell convey transfer assure and assign the said PREMISES hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid AND THAT the Vendor has put the Purchaser in possession of the said PREMISES and the Purchaser has received and accepted the same without any dispute, demand or claim whatsoever against the Vendor or otherwise.

IV **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues 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 under or in trust for any of its predecessors in title AND THAT the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispendens

whatsoever suffered or made or liabilities created in respect of the said PREMISES by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or any of its predecessors in title as aforesaid or otherwise AND THAT all municipal rates taxes and other outgoings payable in respect of the said PREMISES and/or PROPERTY upto the date of execution of these presents as and when assessed by the authorities concerned shall be payable by the Vendor and those relating to the period after the date of execution of these presents shall be payable by the Purchaser.

V **AND THAT** the Vendor never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the said Lands comprised in the said premises/property or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976 AND THAT no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 AND THAT no notice, which is or may be subsisting, has been served on the Vendor for the acquisition of the said PREMISES AND/OR PROPERTY or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed there under and the Vendor has no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said PREMISES and/or PROPERTY or any part thereof AND THAT there is no other suit and/or proceeding is pending in any

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

Court of law affecting the said PREMISES and/or PROPERTY and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority.

VI **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said PREMISES and/or PROPERTY or any part thereof from through 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 make do acknowledge and execute all such lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said PREMISES and every part thereof unto and to the use of the Purchaser.

THE SCHEDULE ABOVE REFERRED TO:
(THE SAID PREMISES)

ALL THAT piece and parcel of Land Containing by estimation 5 (five) Bighas 2 (two) Cottahs 9 (Chittacks) and 19 (nineteen) Sq.ft. (be the same a little more or less) together with Brick Built Buildings, Dwelling Houses, Sheds and structures standing thereon or part or portion thereof lying situated at being Municipal Premises No. 12B Beliaghata Road, Kolkata 700 015 P.S. Entally in the town of Kolkata within the limits of the Kolkata Municipal Corporation Ward No. 57 comprised partly in Holding No 7, partly in Holding No

7

7A and partly in holding No8, Sub Division 17, Division III, Mouza Sealdah Dihi Panchannagram in the District of 24 Parganas and also shown and delineated in map or plan annexed hereto and bordered in RED colour thereon and butted and bounded as under i.e to say

ON THE NORTH: Partly by Beliaghata Road and partly by the remaining portion of Premises No. 12 Beliaghata Road

ON THE WEST: Partly by the remaining portion of Premises No. 12 Beliaghata Road sold to Kishorilal Agarwalla and partly by Premises No.11/2 Beliaghata Road and partly by Premises No. 9 Munshi Bazar

ON THE EAST : By Premises No.12/1. 12/1/1 to 12/1/15 Beliaghata Road

ON THE SOUTH : By Munshi Bazar

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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 AND DELIVERED
BY THE VENDOR at Kolkata
in the presence of:

① Surendra Kumar Jaiswal
119/4 S.N. Banerjee Road
Kolkata - 700013

2 Tushar Jhunjhunwala
TUSHAR JHUNJHUNWALA
2/2 BRIGHT STREET
KOLKATA - 700019

Purabi Guha

SIGNED AND DELIVERED
BY THE CONFIRMING PARTIES
at Kolkata in the presence of:

① Surendra Kumar Jaiswal
119/4 S.N. Banerjee Road
Kolkata - 700013

Purabi Guha.
Subir Guha.
Ujjaini Guha

SIGNED AND DELIVERED
BY THE PURCHASER at Kolkata
in the presence of:

Surendra Kumar Jaiswal
119/4 S.N. Banerjee Road
Kolkata - 700013

For Akshay Vinimay (P) Ltd.
Director

ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

RECEIVED of and from the withinnamed

PURCHASER the within-mentioned **Rs.1,80,00,000.00**

(Rupees One Crore Eighty Lacs only)

being the consideration money payable under

these presents as per memo below :

MEMO OF CONSIDERATION

Date	Payorder/ Cheque No.	Bank Name	Paid to	Amount
26.06.06	388849	The South India Bank Ltd	Purabi Guha	5,00,000.00
26.06.06	388850	-do-	-do-	5,00,000.00
26.06.06	Cash		-do-	2,00,000.00
16.04.07	004592	Indian Bank Sarat Bose Road, Branch	-do-	31,00,000.00
11.01.08	039988	HDFC Bank	KMC	54,85,883.00
11.01.08	039989	-do-	-do-	5,89,653.00
11.01.08	039990	-do-	Purabi Guha	75,24,464.00
				1,80,00,000.00

(Rupees 1,80,00,000/- (Rupees One Crore Eighty Lacs only)

VENDOR

Purabi Guha

WITNESSES :

Surendra Kumar Jaiswal
110/4 S N Banerjee Road
Kolkata - 700013

DRAFTED AND PREPARED in my Office

C/o R. L. GAGGAR
SOLICITOR & ADVOCATE
HIGH COURT, KOLKATA

SPECIMEN FORM FOR TEN FINGERPRINTS

Purali Guha

Purali Guha

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

Ujjaini Guha

Ujjaini Guha

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

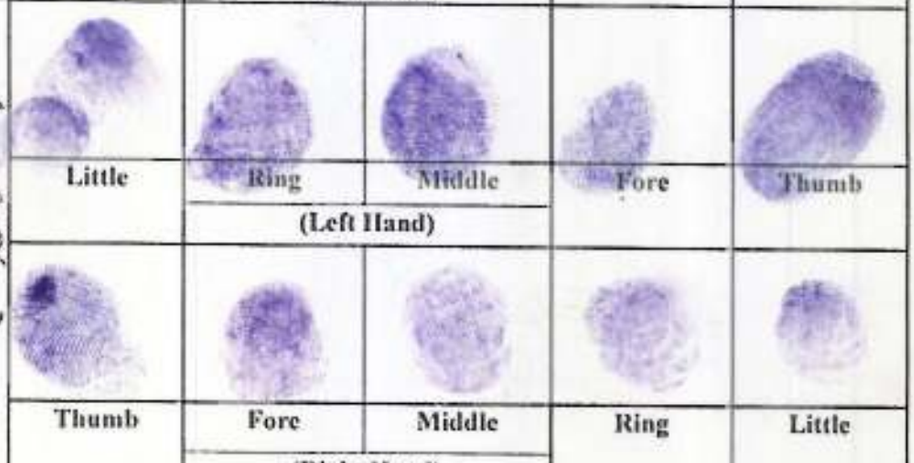
Prabir Guha

Prabir Guha

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

Subir Guha

Subir Guha



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

SPECIMEN FORM FOR TEN FINGERPRINTS

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

9

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