

9458/12

(3)

D 07193/12



पश्चिम बंगाल WEST BENGAL

M 984641

GNO - 16063/12

Certified that the document is admitted to register in the Registrar's office and the endorsement is duly attached with the document as a part of this document.

04.09.12
 GNO - 16063/12
 5-50 pm

GNO - 3138/12



[Signature]
 Asst. Dist. Reg. Registrar
 Alipore, South 24 Parganas

05 SEP 2012

THIS INDENTURE made this 4th day of September Two Thousand Twelve **BETWEEN (1) NARENDRA SHAH**, son of the Late Santilal Manilal Shah, residing at 67A, Ballygunge Circular Road, 7A, Vrindavan Apartments, Police Station-Kareya, Kolkata-700 019, having PAN AKUPS5447D, **(2) RAJENDRA SANTILAL SHAH**, son of the Late Santilal Manilal Shah, residing at Sharkara Smruthi Kunj Street, Opp. Urvasi Apt. Ellis Bridge, Police Station-Navrangpur, Ahmedabad-6, having PAN ADIPS1238D, **(3) BEPINCANDRA SANTILAL SHAH**, son of the Late Santilal Manilal Shah, residing at 11B, Sukh Sagar, 2/5, Sarat Bose Road, Police Station-Ballygunge, Kolkata-700 020, having PAN ALFPS5122B, **(4)**

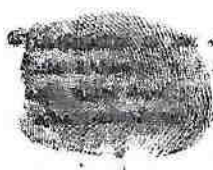


50 pm

55611 29 AUG 2012

No.
Sold to..... VICTOR MOSES & CO.
Address..... Solicitors & Advocates
Old Post Office Street
Rs. 100/- Kolkata-700004
A. BANERJEE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

Ketan Hh

 H 179
9330



Ketan Hh
(KETAN SHAH)

 Y 179
9331

Shantilal Hh
(NARENDRA SHAH)

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS
24 SEP 2012

 Y 179
9332

Rajendra Hh
(RAJENDRA SHANTILAL SHAH)

Suresh Ray PTD

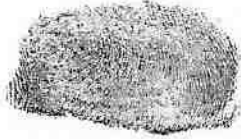
SMT. SULOCHANA ANIL HIRANI, wife of Anil Hirani, residing at SK House, Plot No.B9, Model Town Society, No.7, Cross Road, J.V. PD Scheme, Police Station-Ville Parle East, Mumbai-49, having PAN AAAPH7693E, (5) **KETAN SHAH**, son of the Late Jaswant Santilal Shah, residing at 11C, Sukh Sagar, 2/5, Sarat Bose Road, Police Station-Ballygunge, Kolkata-700 020, having PAN AKLPS2662K, (6) **SMT. JYOTSNA SHAH**, widow of the Late Jaswant Santilal Shah, 11C, Sukh Sagar, 2/5, Sarat Bose Road, Police Station-Ballygunge, Kolkata-700 020, having PAN ASVPS3817H AND (7) **SMT. SUNITA PRATAP**, wife of Paresb Pratap, residing at Chaon, 18A, Srinagar Society, Productivity Road, Akota, Police Station-Gotri, Vadodara-390 020, having PAN ALIPP8904D, hereinafter jointly referred to as the **VENDORS** (which expression shall unless excluded by or 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 SOUTH KOLKATA HIRISE PRIVATE LIMITED**, a company incorporated under the Companies Act 1956, having PAN AARCS8161N, having its registered office at 2C, Mahendra Road, Police Station - Bhowanipur, Kolkata-700 025, represented through its Directors (1) **CHANDAN CHATTERJEE**, son of the Late S.K. Chatterjee, residing at 2/2A, Mahendra Road, Police Station - Bhowanipur, Kolkata-700 025, and (2) **AMIT BAJORIA**, son of Shri Krishna Bajoria, residing at 7C, Priyanath Mullick Road, Police Station - Bhowanipur, Kolkata-700 025, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor, successors-in-interest and assigns) of the **OTHER PART** :

WHEREAS:

A) One Robert Dalglish was absolutely seized and possessed of and or otherwise well and sufficiently entitled to All that the piece and parcel of land containing an area of 4.96 acres be the same a little more or less situate lying at Mouza Naktala J.L. No.32, Touzi No.56 in the District of the then 24 Parganas comprised in-

| C.S. Dag No. | C.S. Khatian No. | Area |
|--------------|------------------|------------|
| 121 | 71 & 72 | .33 Acres |
| 122 | 59 & 61 | .33 Acres |
| 174 | 57 & 68 | .92 Acres |
| 122/508 | 79 & 80 | 1.19 Acres |
| 178 | 79 & 80 | .18 Acres |
| 175 | 79 & 80 | .39 Acres |
| 176 | 151 | .78 Acres |
| 177 | 151 | .15 Acres |
| 179 | 190 & 190/1 | .66 Acres |
| 115 | 169 | .03 Acres |
| | Total: | 4.96 Acres |



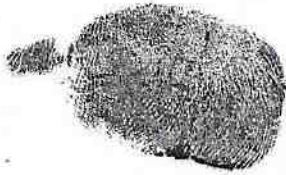


VCT9

B.S. Shah

9333

(BEPIN CHANDRA SANTILAL SHAH)



VCT9
9334

Sulochana. Anil Hirani



VCT9
9335

Jyotsna shah



ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS

14 SEP 2012

W
O
A

(hereinafter referred to as the said 1st plot of land).

B) One Sher Ali Mondal was absolutely seized and possessed of and or otherwise well and sufficiently entitled to All that the piece and parcel of land containing an area of 3 sataks be the same a little more or less situate lying at Mouza Naktala J.L. No.32, Touzi No.56 C.S. Khatian No.170, C.S. Dag No.115 in the District of the then 24 Parganas (hereinafter referred to as the said 2nd plot of land).

C) One Janab Ali Mondal, Arjaan Bibi and Chakina Bibi were jointly and absolutely seized and possessed of and or otherwise well and sufficiently entitled to All that the piece and parcel of land containing an area of 6 sataks be the same a little more or less situate lying at Mouza Naktala J.L. No.32, Touzi No.56, C.S. Khatian No.170, C.S. Dag No.115 in the District of the then 24 Parganas (hereinafter referred to as the said 3rd plot of land).

D) One Abdul Hakim Molla, Abdul Chattar Molla and Sabjan Bibi were jointly and absolutely seized and possessed of and or otherwise well and sufficiently entitled to All that the piece and parcel of land containing an area of 2 cottahs 4 chittacks and 15 sq.ft. equivalent to 4 sataks be the same a little more or less situate lying at Mouza Naktala J.L. No.32, Touzi No.56, C.S. Khatian No.49, C.S. Dag No.116/499 in the District of the then 24 Parganas (hereinafter referred to as the said 4th plot of land).

E) One Taher Ali Mondal and Kefat Ali Mondal were jointly and absolutely seized and possessed of and or otherwise well and sufficiently entitled to All that the piece and parcel of land containing an area of 2 cottahs 4 chittacks and 15 sq.ft. equivalent to 4 sataks be the same a little more or less situate lying at Mouza Naktala J.L. No.32, Touzi No.56, C.S. Khatian No.49, C.S. Dag No.116/499 in the District of the then 24 Parganas (hereinafter referred to as the said 5th plot of land).

F) The said Sher Ali Mondal died intestate leaving him surviving his widow namely Rahimunnessa Bibi his three sons namely Monajat Mondal, Amanat Mondal and Ekdat Mondal and only daughter Saidunnessa Bibi as his only heiresses heirs and legal representatives who upon his death jointly inherited the said 2nd plot of land.

G) By a Bengali Kobala dated the 10th day of February 1933. made between the said Abdul Hakim Molla, Abdul Chattar Molla and Sabjan Bibi therein jointly referred to as the Vendors of the one part and One Akbar Hossain Molla and Osman Hossain Molla therein jointly referred to as the Purchasers of the Other Part and registered at the office of the Sub-Registrar Alipore in Book No.I, Volume No.26, Pages 44 to 49, Being No.502 for the year 1933 the said Vendors jointly therein for the consideration mentioned therein granted transferred conveyed assigned and assured unto and in favour of the Purchasers therein All that the said 4th plot of land more fully and particularly described in the Schedule thereunder written.





ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS
4 SEP 2012

H) By an Indenture of Conveyance dated the 28th day of April, 1934 made between the said Robert Dalglish therein referred to as the Vendor of the One Part and one Shantilal Monilal therein referred to as the Purchaser of the other part and registered at the office of the District Sub-Registrar Alipore in Book No.I, Volume No.62, Pages 24 to 31, Being No.1641 for the year 1934 the said vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All that the said First Plot of land more fully and particularly described in the Schedule thereunder written.

I) The said Taher Ali Mondal died intestate leaving him surviving his widow Mossammat Kamini Bibi as his only heiress and legal representative who upon his death inherited his undivided part or share in the said 5th plot of land.

J) By another Bengali Kobala dated the 23rd day of April 1941 made between the said Kafet Ali Mondal and Mossammat Kamini Bibi therein jointly referred to as the Vendors of the One Part and the said Akbar Hossain Molla and Osman Hossain Molla therein jointly referred to as the Purchasers of the Other Part and registered at the office of the Sub-Registrar Alipore in Book No.I, Volume No.41, Pages 148 to 150, Being No.1418 for the year 1941 the said Vendors jointly therein for the consideration mentioned therein granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein All that the said 5th plot of land more fully and particularly described in the Schedule thereunder written.

K) By another Bengali Kobala dated the 2nd day of December 1941 made between the said Janab Ali Mondal, Arjaan Bibi and Chakina Bibi therein jointly referred to as the Vendors of the One Part and the said Akbar Hossain Molla and Osman Hossain Molla therein jointly referred to as the Purchasers of the Other Part and registered at the office of the Sub-Registrar Alipore in Book No.I, Volume No.109, Pages 129 to 131 Being No.4242 for the year 1941 the said Vendors jointly therein for the consideration mentioned therein granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein All that the said 3rd plot of land more fully and particularly described in the Schedule thereunder written.

L) The said Osman Hossain Molla died intestate in the year 1942 leaving him surviving his widow Sarbanu Bibi one major son namely Abdul Gaffar and three minor sons namely Abdul Jumman, Abdul Samad and Abdul Sovan and two minor daughters namely Arisan Bibi and Barisan Bibi as his only heiresses heirs and legal representatives who upon his death jointly inherited his undivided part or share in the said 3rd, 4th and 5th plots of land in their respective proportionate shares.

M) By another Bengali Kobala dated the 4th day of August 1943 made between the said Rahimunnessa Bibi, Monajat Mondal, Amanat Mondal Ekdat Mondal and Saidunnessa Bibi therein jointly referred to as the Vendors of the one part and the said Akbar Hossain Molla therein





ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS

→ 4 SEP 2012

referred to as the Purchaser of the Other Part and registered at the office of the Sub-Registrar Alipore in Book No.I, Volume No.60, Pages 234 to 237, Being No.2652 for the year 1943 the said Vendors jointly therein for the consideration mentioned therein granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein All that the said 2nd plot of land.

N) The said Akbar Hossain Molla died on 25th day of February, 1951 after making and publishing his last will and testament dated 11th day of February, 1951 whereby and whereunder he gave devised and bequeathed the entire 2nd plot of land; his undivided $\frac{1}{2}$ part or share in the said 3rd plot of land unto and in favour of one Mussammat Ranujaan Bibi and his undivided $\frac{1}{2}$ part or share in respect of the said 4th and 5th plots of land unto and in favour of one Sudhir-Chandra Kundu.

O) Probate in respect of the said last Will and Testament of the late Akbar Hossain Molla was granted in the year 1951 by the Competent Court of Law and according to the provisions of the said Will the said Mosammat Ranujaan Bibi became entitled to the said entire 2nd plot of land and the undivided $\frac{1}{2}$ part or share in the said 3rd plot of land and Sudhir Chandra Kundu became entitled to the said undivided $\frac{1}{2}$ part or share in the said 4th and 5th plots of land.

P) The said Abdul Gaffar Molla died intestate in the year 1952 leaving him surviving his widow Mano Bibi who upon his death inherited his undivided part or share in the said 3rd, 4th and 5th plots of land.

Q) By a Bengali Kobala dated the 14th day of September, 1951 made between the said Sudhir Chandra Kundu therein referred to as the Vendor of the One Part and one Abdul Gafur therein referred to as the Purchaser of the Other Part and registered at the office of the Sub-Registrar Behala in Book No.I, Volume No.26, Pages 257 to 261, Being No.1642 for the year 1951 the said vendor therein for the consideration mentioned therein granted, transferred, conveyed assigned and assured unto and in favour of the Purchaser therein All that the undivided $\frac{1}{2}$ part or share in the said 4th and 5th plots of land more fully and particularly described in the Schedule thereunder written.

R) By another Bengali Kobala dated the 17th day of March 1952 made between the said Mussammat Ranujaan Bibi, Abdul Gafur Molla, Mono Bibi, Abdul Jumman Molla, Sarbanu Bibi, Abdul Samad Molla, Abdul Sovan Molla, Arisan Bibi and Barisan Bibi the last named three being then minors and represented by their mother and natural guardian, Sarbanu Bibi therein jointly referred to as the Vendors of the One Part and the said Santilal Monilal therein referred to as the Purchaser of the Other Part and registered at the office of the Sadar Joint Sub-Registrar at Alipore in Book No.I, Volume No.38, Pages 45 to 57, Being No.1737 for the year 1952 the said Vendors jointly therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All that the piece and parcel of land containing an area of 17 sataks be the same a little more or less situate lying at Mouza Naktala J.L. No.32, R.S. No. 24, C.S. Dag Nos.115,





ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS

→ 4 SEP 2012

116/499, C.S. Khatian No.45 and 170 in the District of the then 24 Parganas.

S) Thus the said Shantilal Manilal became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 5.13 Acres be the same a little more or less situate lying at Mouza Naktala, J.L. No.32, Police Station - Regent Park, in the District of the then 24-Parganas comprised in-

| C.S. Dag No. | C.S. Khatian No. | Area |
|--------------|------------------|------------|
| 121 | 71 & 72 | .33 Acres |
| 122 | 59 & 61 | .33 Acres |
| 174 | 57 & 68 | .92 Acres |
| 122/508 | 79 & 80 | 1.19 Acres |
| 178 | 79 & 80 | .18 Acres |
| 175 | 79 & 80 | .39 Acres |
| 176 | 151 | .78 Acres |
| 177 | 151 | .15 Acres |
| 179 | 190 & 190/1 | .66 Acres |
| 115 | 169 & 170 | .12 Acres |
| 116/499 | 49 | .08 Acres |
| | Total: | 5.13 Acres |

more fully and particularly described in the **First Schedule** hereunder written (hereinafter referred to as the said entire land).

T) Subsequently the said entire land was assessed and numbered as Premises No.4, Naktala Road, by the then Corporation of Calcutta (hereinafter referred to as the said entire premises).

U) The said Shantilal Manilal out of his own cost and expenses constructed and erected a brick built dwelling structure on a part of the said entire premises.

V) The said Shantilal Manilal constituted a Hindu Undivided Family in the name of "Shantilal Manilal HUF" represented by its Karta the said Shantilal Manilal and threw the said entire premises into the common stock of the said HUF.

W) The said Shantilal Manilal being the Karta of the said "Shantilal Manilal HUF" sold and transferred a part of the said entire premises by several Indentures of Conveyance to the intending purchasers..

X) Thus the said "Shantilal Manilal HUF" remained the owner of All that the piece and parcel of land containing an area of 2820.58 sq.mtrs equivalent to 42.16 cottahs be the same a little more or less together with several brick built structures in the said entire premises (hereinafter referred to as the said premises).





ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS
-> 4 SEP 2012

Y) The said Shantilal Manilal who during his lifetime was a Hindu governed by the Mitakshara School of Hindu Law died intestate on 2nd day of April 1979 leaving him surviving his four sons namely Narendra Shah, Rajendra Shantilal Shah, Jaswant Shantilal Shah and Bipinchandra Shantilal Shah and a married daughter namely Smt Sulochona Anil Hirani as his heirs, heiresses and legal representatives and upon his death the Narendra Shah his eldest son became the Karta of the said "Shantilal Manilal HUF" and the other three sons namely the said Rajendra Shah, Jaswant Shah and Bipinchandra Shah remained the co-perceners.

Z) The said Jaswant Shantilal Shah who during his lifetime was a Hindu governed by the Mitakshara School of Hindu Law died intestate on 1st day of March 2006 leaving him surviving his widow Smt Jyotsna Shah, his son Ketan Shah and his married daughter Smt Sunita Pratap as his heiresses, heir and legal representatives who upon his death jointly inherited his undivided part or share in the said premises.

AA) The parties herein as members of the Hindu Undivided Family being the said "Shantilal Manilal HUF" dissolved the said HUF and made a complete partition, division and family settlement of the assets and properties thereof on 31st day of March, 2012 and the Vendors herein jointly became entitled to the said premises in the following manner:-

| Serial | Name | Share or Interest (%) |
|--------|----------------------------|-----------------------|
| 01. | Sri Narendra Shah | 24% |
| 02. | Sri Rajendra Shah | 24% |
| 03. | Sri Bipin Shah | 24% |
| 04. | Sri Ketan Shah | 08% |
| 05. | Smt. Jyotsna Shah | 08% |
| 06. | Smt. Sunita Pratap | 08% |
| 07. | Smt. Sulochana Anil Hirani | 04% |
| | Total | 100% |

BB) The Vendors have jointly agreed to sell and the Purchaser has agreed to purchase free from all encumbrances; charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature All That the undivided piece and parcel of land containing an area of 12 cottahs 8 chittacks and 14 sq.ft. be the same a little more or less out of the said premises together with the temporary Asbestos shed containing an area of 1500 sq.ft. be the same a little more or less standing thereon more fully and particularly described in the **Second Schedule** hereunder written (hereinafter referred to as the said property) at and for the consideration of Rs.2,37,86,941/- (Rupees Two Crores Thirty Seven Lacs Eighty Six Thousand Nine Hundred Forty One only).





ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS

24 SEP 2012

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.2,37,86,941/- (Rupees Two Crores Thirty Seven Lacs Eighty Six Thousand Nine Hundred Forty One only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors in their respective proportions at or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the said property) the Vendors do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser **ALL THAT** the piece and parcel of land containing an area of 12 cottahs 8 chittacks 14 sq.ft. be the same a little more or less together with the temporary asbestos shed containing an area of 1500 sq.ft. be the same a little more or less standing thereon situate lying at and being part of Premises No.4, Naktala Road, Police Station-Patuli (formerly Jadavpur), Ward No.100, Kolkata-700 047 within the limits of the Kolkata Municipal Corporation, more fully and particularly described in the **Second Schedule** hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour **RED** thereon (hereinafter referred to as the **said property**) **OR HOWSOEVER OTHERWISE** the said property or any part thereof now or are heretofore were or was situate tenanted bounded called known numbered and described distinguished **TOGETHER WITH** all areas, compounds, paths, passages, sewers, drains, water courses, light, liberties, privileges, easements, appendages and appurtenances whatsoever to the said property belonging or in anyway appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereof **AND** all the estate, right title interest claim and demand whatsoever of the Vendors into and upon the said property or any part thereof **TOGETHER WITH** all deeds, pattahs, muniments of title whatsoever in anyway relating to or concerning the said property or any part thereof be in the possession or power or control of the Vendors or any other person or persons from whom they may procure the same without any action or suit **AND TOGETHER WITH** all rights of way **TO HAVE AND TO HOLD** the said property hereby granted or expressed so to be unto and to the use of the Purchaser forever **AND** the Vendors do and each of them doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing done or executed or knowingly suffered to the contrary by the Vendors or by any of their respective predecessors-in-title, the Vendors are now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted or expressed so to be and every party 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 Vendors have good right full power and absolute authority to grant transfer convey the said property hereby granted or expressed so to be unto and to the use of the Purchaser in the manner aforesaid **AND** the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the





ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS
4 SEP 2012

Vendors or any person or persons lawfully or equitably claiming from under or in trust for them or from or under any of their respective predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid **AND** free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estates, encumbrances, charges, whatsoever, made, created or suffered by the Vendors or their respective predecessors-in-title **AND** further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest in the said property hereditaments and premises or any part thereof from under or in trust for the Vendors or from or under any of their respective predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required **AND** the Vendors do and each of them doth hereby covenant with the Purchaser that upon a request being made, the Vendors shall and will at all times hereafter produce or cause to be produced to the Purchaser or its attorney or attorneys or before any court, tribunal or authority all or any of the documents of title pertaining to the said property more fully and particularly described in the **Third Schedule** hereunder written at the costs and expenses of the Purchaser and in the meantime shall keep the same safe harmless and unobliterated, destruction by fire or by some other irresistible force excepted.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of land containing an area of 5.13 Acres be the same a little more or less situate lying at Mouza Naktala, J.L. No.32, Police Station - Regent Park, in the District of 24-Parganas comprised in-

| C.S. Dag No. | C.S. Khatian No. | Area |
|--------------|------------------|------------|
| 121 | 71 & 72 | .33 Acres |
| 122 | 59 & 61 | .33 Acres |
| 174 | 57 & 68 | .92 Acres |
| 122/508 | 79 & 80 | 1.19 Acres |
| 178 | 79 & 80 | .18 Acres |
| 175 | 79 & 80 | .39 Acres |
| 176 | 151 | .78 Acres |
| 177 | 151 | .15 Acres |
| 179 | 190 & 190/1 | .66 Acres |
| 115 | 169 & 170 | .12 Acres |
| 116/499 | 49 | .08 Acres |
| | Total: | 5.13 Acres |

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of land containing an area of 12 cottahs 8 chittacks 14 sq.ft. be the same a little more or less together





ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS
- 4 SEP 2012

with the temporary asbestos shed containing an area of 1500 sq.ft. be the same a little more or less standing thereon situate lying at and being part of Premises No.4, Naktala Road, Police Station-Patuli (formerly Jadavpur), District Sub-Registrar Alipore, Kolkata-700 047, Ward No.100 within the limits of the Kolkata Municipal Corporation, and shown and delineated in the map or plan annexed hereto and bordered in colour RED thereon butted and bounded as follows:

| | | |
|---------------------|---|--|
| ON THE NORTH | : | By KMC Road; |
| ON THE EAST | : | Partly by Premises No.4A/1A/18 and partly by Premises No.4A/1A/19 and partly by Premises No.4A/1A/20, Naktala Road; |
| ON THE WEST | : | Partly by Premises No.1/181, Partly by Premises No.1/180 and partly by Premises No.1/179C and partly by Premises No.1/171, Naktala Road; |
| ON THE SOUTH | : | Partly by Premises No.4A/1A/29, Partly by Premises No.4A/1A/30 and partly by Premises No.4A/1A/31, Naktala Road; |

THE THIRD SCHEDULE ABOVE REFERRED TO:

- 1) Certified copy of Bengali Kobala dated the 8th day of April, 1931 made between one Omar Ali Naskar and Jahuran Bibi, therein jointly referred to as the Vendors of the One Part and one Robert Dalglish therein referred to as the Purchaser of the Other Part and registered at the office of the District Registrar, 24-Parganas in Book No.I, Volume No.26, Pages 175 to 180, Being No.1236 for the year 1931.
- 2) Original Indenture of Conveyance dated the 28th day of April, 1934 made between one Robert Dalglish therein referred to as the Vendor of the One Part and one Shantilal Manilal therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub-Registrar, Alipore in Book No.I, Volume No.62, Pages 24 to 31, Being No.1641 for the year 1934.
- 3) Original Bengali Kobala dated the 2nd day of December, 1941 made between one Janab Ali Mondal, Arjan Bibi and Chakina Bibi therein jointly referred to as the Vendors of the One Part and one Askar Hossain Mollah and Osman Hossain Mollah therein jointly referred to as the Purchasers of the Other Part and registered at the office of the Sub-Registrar, Alipore in Book No.I, Volume No.109, Pages 129 to 131, Being No.4242 for the year 1941.
- 4) Original Bengali Kobala dated the 17th day of March 1952 made between one Mussammat Ranujaan Bibi, Abdul Gafur Molla, Mono Bibi, Abdul Jumman Molla, Sarbanu Bibi, Abdul Samad Molla, Abdul Sovan Molla, Arisan Bibi and Barisan Bibi the last named three being then minors and represented by their mother and natural guardian, Sarbanu Bibi therein jointly referred to as the Vendors of the One Part and one Santilal Monilal therein referred to as the Purchaser of the Other Part





ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS

→ 4 SEP 2012

and registered at the office of the Sadar Joint Sub-Registrar at Alipore in Book No. I, Volume No. 38, Pages 45 to 57, Being No. 1737 for the year 1952.

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

SIGNED SEALED AND DELIVERED by the said **VENDORS** at Kolkata in the presence of:

- | | | |
|--|---|-----------------------------|
| | 1 | Shantanu Moh |
| | 2 | Lajinder Singh |
| 1. Suresh Roy 6. old Post-office St. Kolkata. 700001 | 3 | P. S. Shah |
| | 4 | Sulochana Anil Hirani |
| | 5 | Ketan Singh (KETAN SHAH) |
| 2. Bhogesh Sharma 7C, R.S. Roy Road KOL-1 | 6 | Jyotsna Shah |
| | 7 | Sunita Pratap |

Drafted by:

Somali Bhattacharya.
Advocate
Victor Moses & Company.
6/old Post-office street.





ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS
24 SEP 2012

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs.2,37,86,941/- (Rupees Two Crores Thirty Seven Lacs Eighty Six Thousand Nine Hundred Forty One only) being the consideration money as per Memo below:-

MEMO OF CONSIDERATION

| <u>Date</u> | <u>DD / UTR No.</u> | <u>Bank & Branch</u> | <u>Amount</u> | <u>In favour of</u> |
|-------------|---------------------|---|-------------------------|--------------------------------------|
| 04.09.2012 | 309322 | Bank of Baroda Lansdowne Mkt. Br. | Rs. 9,51,478/- | Sulochana Anil Hirani |
| 04.09.2012 | BARBH12248875607 | Bank of Baroda Lansdowne Mkt. Br. | Rs. 57,08,866/- | Rajendra Shantilal Shah |
| 04.09.2012 | BARBH12248875750 | Bank of Baroda Lansdowne Mkt. Br. | Rs. 19,02,955/- | Sunita Paresh Pratap |
| 04.09.2012 | BARBH12248875165 | Bank of Baroda Lansdowne Mkt. Br. | Rs. 57,08,866/- | Narendra Shah |
| 04.09.2012 | BARBH12248875904 | Bank of Baroda Lansdowne Mkt. Br. | Rs. 57,08,866/- | Bepin Chandra Santilal Shah |
| 04.09.2012 | BARBH12248875314 | Bank of Baroda Lansdowne Mkt. Br. | Rs. 19,02,955/- | Ketan Shah |
| 04.09.2012 | BARBH12248874934 | Bank of Baroda Lansdowne Mkt. Br. | Rs. 19,02,955/- | Jyotsna Shah |
| | | Total | Rs.2,37,86,941/- | |

(Rupees Two Crores Thirty Seven Lacs Eighty Six Thousand Nine Hundred Forty One only).

WITNESSES:

1. *Suresh Ray*



2. *Bhopesha Sharma*

Aravind

Rajendra Shah

PDS Shah

Ketan Shah

Sulochana A. Hirani

Jyotsna Shah



ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS

4 SEP 2012

SPECIMEN FORM FOR TEN FINGER PRINTS



Shantanu Shastri

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



Anil Bajaj

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



Shantanu

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



Rajendra Chh

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





ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS
→ 4 SEP 2012

SPECIMEN FORM FOR TEN FINGER PRINTS



Poojashah

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



Subodhara Anil Ylironi

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



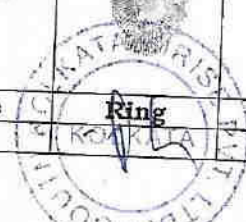
Ketan Hh

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



Jyotsna Shah

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
















ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS

→ 4 SEP 2012

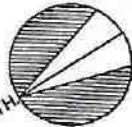
SPECIMEN FORM FOR TEN FINGER PRINTS

| | | | | | | |
|--|-----------------------|--|--|--|--|--|
| PHOTO | | | | | | |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | | | | | | |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
|  <small>A-02286</small> | <i>Sanita Pratyay</i> |  |  |  |  |  |
| | | 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) | | | | |





ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS
4 SEP 2012



**SITE PLAN OF PREMISES
NO. 4 NAKTALA ROAD.
(PORTION)
KOLKATA - 700047.
SCALE 1:100**

LAND AREA
837.427 SQ. METRE.
12K. 08CH. 14SFT.
(MORE OR LESS)

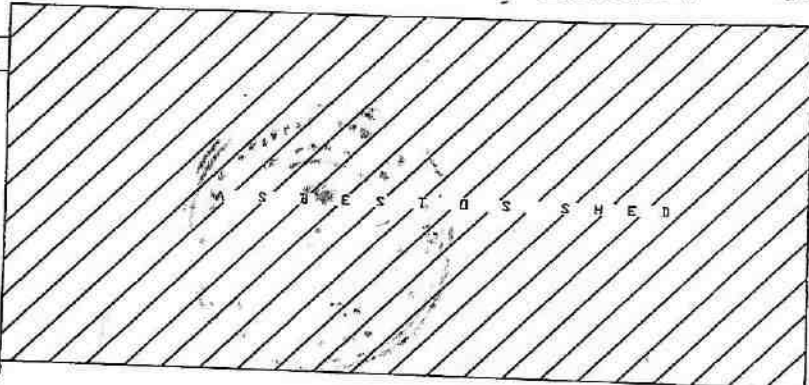
FOUR STORED BUILDING
PREMISES NO 4A/1A/20/NAKTALA ROAD.
2681

TWO STORED BUILDING
PREMISES NO 4A/1A/19/NAKTALA ROAD.
26690

TWO STORED BUILDING
PREMISES NO 4A/1A/18/NAKTALA ROAD.

RT SHED

[Signature]
Dist. Sub-Registrars
Alipore South 24 Parganas



NAKTALA ROAD

7033
6239
7185
5903

GATE

2935

2995

34992

2983

PREMISES NO 4A/1A/21/NAKTALA ROAD.
7322
PREMISES NO 4A/1A/20/NAKTALA ROAD.
8164
1273
PREMISES NO 4A/1A/21/NAKTALA ROAD.
4433

TWO STORED BUILDING
1/17/NAKTALA ROAD.

ASBESTOS SHED
PREMISES NO 1/179C/NAKTALA ROAD.

CI SHED
PREMISES NO 1/180/NAKTALA ROAD.

TWO STORED BUILDING
PREMISES NO 1/181/NAKTALA ROAD.

(1) ALL DIMENSIONS ARE IN MM.

Ketan Shah



*Sulochana A. Hazari
Ijotsna Shah
Sunita Pratap*

*Sanjay Singh
Ajay Singh
Rajesh*



ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS
→ 4 SEP 2012

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. ALIPORE, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 09458 / 2012, Deed No. (Book - I , 07193/2012)

Signature of the person(s) admitting the Execution at Office.

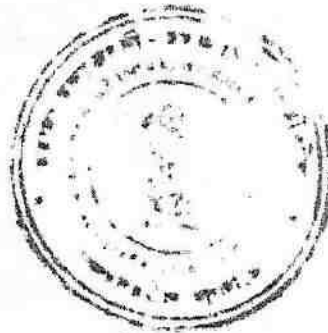
| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|---|--------|--|--|--------------------|
| 1 | Sunita Pratap Address -18 A, Srinagar Society, Productivity Road, Akota,, Vadodara (Baroda), Thana:-Gotri, P.O. :- ,District:-Vadodara, GUJARAT, India, Pin :-390020 | Self |  |  LTI | Sunita P 5/9/12 |
| | | | 05/09/2012 | 05/09/2012 | |

Name of Identifier of above Person(s)

Sujit Roy
6, Old Post Office Street, Kolkata, Thana:-Hare Street,
P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin
:-700001

Signature of Identifier with

Sujit Roy
5/9/12



(Arnab Basu)





Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 07193 of 2012
(Serial No. 09458 of 2012)

On 04/09/2012

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

Presented for registration at 17.00 hrs on :04/09/2012, at the Private residence by Ketan Shah , or of the Executants.

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

Execution is admitted on 04/09/2012 by

1. Narendra Shah, son of Late Santilal Manilal Shah , 7 A, Vrindavan Apartments, 67 A, Ballygung Circular Rd, Kolkata, Thana:-Karaya, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Others
 2. Rajendra Santilal Shah, son of Late Santilal Manilal Shah , Sharkara Smruthi Kunj Street, Opp. Urvas Apt. Ellis Bridge, Ahmedabad, Thana:-Navrangpur, P.O. :- ,District:-Ahmadabad, GUJARAT, India, Pin :-6, By Caste Hindu, By Profession : Others
 3. Bepinchandra Santilal Shah, son of Late Santilal Manilal Shah , 11 B, Sukh Sagar, 2/5, Sarat Bose Road, Kolkata, Thana:-Bullygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020, By Caste Hindu, By Profession : Others
 4. Sulochana Anil Hirani, wife of Anil Hirani , Sk. House, Plot No. B 9, Model Town Society, No. 7, Cross Road, J . V . P D Scheme, Mumbai, P.O. :- ,District:-Ville Parle East, Mumbai, India, Pin :-49, By Caste Hindu, By Profession : Others
 5. Ketan Shah, son of Late Jaswant Santilal Shah , 11 C, Sukh Sagar, 2/5, Sarat Bose Road, Kolkata, Thana:-Bullygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020, By Caste Hindu, By Profession : Others
 6. Jyotsna Shah, wife of Late Jaswant Santilal Shah , 11 C, Sukh Sagar, 2/5, Sarat Bose Road, Kolkata, Thana:-Bullygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020, By Caste Hindu, By Profession : Others
- Identified By: Sujit Roy, son of Late M . M Roy, 6, Old Post Office Street, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession : Service.

(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR

On 05/09/2012

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.

Payment of Fees:

Amount By Cash :



[Handwritten signature]





Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 07193 of 2012
(Serial No. 09458 of 2012)

Rs. 0.00/-, on 05/09/2012

Amount by Draft

Rs. 261671/- is paid , by the draft number 641292, Draft Date 03/09/2012, Bank Name State Bank India, Specialised Insti Bkg Kolkata, received on 05/09/2012

(Under Article : A(1) = 261657/- ,E = 14/- on 05/09/2012)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has be assessed at Rs.-2,37,88,000/-

Certified that the required stamp duty of this document is Rs.- 1665180 /- and the Stamp duty paid : Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 1665180/- is paid, by the draft number 641291, Draft Date 03/09/2012, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 05/09/2012

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 05/09/2012

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

Execution is admitted on 05/09/2012 by

1. Sunita Pratap, wife of Paresh Pratap , 18 A, Srinagar Society, Productivity Road, Akota,, Vadodra (Baroda), Thana:-Gotri, P.O. :- ,District:-Vadodara, GUJARAT, India, Pin :-390020, By Caste Hindu By Profession : Others

Identified By Sujit Roy, son of Late M . M Roy, 6, Old Post Office Street, Kolkata, Thana:-Hare Street P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession Service.



(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

Handwritten signature



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 32
Page from 1907 to 1928
being No 07193 for the year 2012.



Basu

(Arnab Basu) 06-September-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE
West Bengal

