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Handwritten notes: 28/1/18

Official stamp and signature area with illegible text.

13 MAR 2018

THIS INDENTURE is made on this the 13th day of February, Two Thousand and Eighteen (2018)

BETWEEN

(1) SHRI HARJINDER SINGH GILL (PAN No: ADLPG9862G), son of Gurmail Singh Gill and (2) SHRI GURAMRIT SINGH GILL (PAN No: BKKPG0414M), son of Harjinder Singh Gill, both residing at 85, Prince Anwar Shah Road, Police Station: Tollygunge, Post Office: Jadavpur, Kolkata - 700 037, hereinafter jointly called as the VENDORS/PARTIES

Signature of Gurmail Singh Gill

Signature of Harjinder Singh Gill

332830

S.L. No. Sold To.

Rs.

Re. CH. JAMA
(Co. USED STRAP VENDOR
..... Galle Street, Kol- 87

Issue Date. Sign.

20 FEB 2018
8104 83302

Manan Dealcom Pvt.
G-50, Kamalajyoti
156 A Lower Ground
W/13



Attn: Mr. Subhasini,
s/o late Ram Lal Subhasini
82B, S. N. C. Street
P.S. Bhowanipur
Kolkata - 700020
Business.

Signature.....
20 20 FEB 2018
ADDL DIST. SUB REGISTRAR
ALIPORE SOUTH 24 PGS.

OF THE FIRST PART (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include their respective heirs, executors, legal representatives, administrators, successors) of the **ONE PART**.

AND

M/S. MONARK DEALCOM PVT. LTD (PAN No: AAGCM9551R), a Company incorporated under the Companies Act, 1956, having its registered office at G-50, Kamalalaya Centre, 156A, Lenin Sarani, Police Station: Bowbazar, Post Office: Dharmatalla, Kolkata - 700 013, represented by one of its Directors, Shri Prabir Kumar Suhasaria (PAN No: AKVPS1609N), son of Late Ramlal Suhasaria, residing at 82B, Sambhunath Pandit Street, 4th Floor, Police Station: Bhowanipore, Post Office: L.R.Sarani, Kolkata - 700 020, hereinafter called as the **PURCHASER/PARTY OF THE SECOND PART** (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include its successor or successors in office and /or assigns) of the **OTHER PART**.

WHEREAS:

- (A) M/s. Ballygunge Bank Ltd., a company incorporated under the Companies Act, purchased a piece and parcel of land having an area of 5 Bighas, 16 Cottahs, 4 Chittacks and 27 Sq.ft. being premises No. 2/2/A and 2/2/B, Hazra Lane, P.S. Tollygunge, Sub-Registry Office Alipore, Kolkata - 700029 from Chandi Charan Bardhan and Lakshmi Kanta Bardhan, the Executors to the Estate of Rakhal Chandra Bardhan for valuable consideration by virtue of a Deed of Conveyance, which was registered before the Alipore Sadar, Sub-Registry Office at Alipore in Book No. 1, Volume No. 51, Pages 290 to 300, Being No. 4012 for the year 1943.

Prabir Kumar Suhasaria

[Signature]

- B) Out of the said total property, said Ballygunge Bank Ltd. sold a demarcated piece and parcel of land containing an area of 19 Cottahs, 2 Chittacks and 29 Sq.ft. together with two storied brick built house situated therein being premises No. 2/2/A, Hazra Lane and after such sale, they continued to be seized and possessed of the balance portion of the vacant land being premises No. 2/2/B, Hazra Lane, Kolkata – 700 029.
- C) Said Ballygunge Bank Ltd. by special resolution dated 28th of June, 1947 changed its name to Ballygunge Real Property and Building Society Ltd. and the Memorandum of Association as adopted by the special resolution was fully confirmed by the Hon'ble High Court at Calcutta by its order dated 14th July, 1947.
- D) Said Ballygunge Real Property and Building Society Ltd. after sale of a portion of premises No. 2/2/B, Hazra Lane were fully seized and possessed of and well and sufficiently entitled to balance portion of the vacant land containing an area of 4 Bighas, 13 Cottahs, 6 Chittacks and 12 Sq.ft. and divided the same into several small plots numbered as "A", "B", "C" & "D".
- E) Said Ballygunge Real Property and Building Society Ltd., by a Deed of Conveyance dated 12th April, 1949, which was registered before the Alipore Sadar, Joint Registrar Office and recorded in Book No. I, Volume No. 13, Pages 277 to 288, Being No. 1898 for the year 1949 sold, conveyed and transferred for valuable consideration to Mrs. Harrindar Kaur a piece and parcel of land containing an area of 14 Cottahs, 7 Chittacks and 8 Sq.ft. be little more or less lying and situate at Beltala Mouza Manoharpukur, Holding No. 82 formerly Holding No. 258, Division V, Sub-Division 'P', Dihi Panchannagram, Touzi No. 1298/2833 being Plot Nos. A and B of

R. S. Singh

H. S. Singh

2/2/B, Hazra Lane Land Scheme being portion of the said premises No. 2/2/B, Hazra Lane, Sub-Registry Office at Alipore, District 24 Parganas, Kolkata - 700 029.

- F) After purchasing the said property, said Harinder Kaur duly mutated her name in the record of the Calcutta Municipal Corporation (now renamed as Kolkata Municipal Corporation) with regard to the piece and parcel of land measuring about 14 Cottahs, 7 Chittaks and 8 Sq.ft. be little more or less being portion of Municipal Premises No. 2/2/B, Hazra Lane, which was subsequently renumbered as Municipal Premises No. 125A, Motilal Nehru Road and was paying taxes in her name.
- G) Said Harrinder Kaur constructed several structures and let out the same to different tenants.
- H) Said Harrinder Kaur having decided to sell out of the aforesaid property, one plot being plot No. 'B' with existing tenants thereon having an area of 7 Cottahs, 3 Chittaks and 8 Sq.ft. be the same a little more or less being part of premises No. 125A, Motilal Nehru Road, Kolkata - 700 029, she by a registered Deed of Conveyance dated 8th November, 1979 sold, conveyed and transferred the same jointly to Sinder Singh also known Surinder Singh and his brother Mohinder Singh, both sons of Late Badal Singh for valuable consideration and the same was duly registered before the District Sub-Registry Office at Alipore, 24 Parganas in Book No. 1, Volume No. 157, Pages 203 to 213, Being No. 5988 for the year 1979.

Harinder Kaur

Sinder Singh

- I) On the same date i.e. on 8th November, 1979, said Harrinder Kaur also by another registered Deed of Conveyance sold, conveyed and transferred the plot No. 'A' with tenants thereon being remaining portion of Premises No. 125A, Motilal Nehru Road having an area of 7 Cottahs and 4 Chittaks be little more or less to Gurdev Singh, Gurmail Singh alias Gurmil Singh and Gurdayal Singh for valuable consideration and the same was duly registered before the District Sub-Registry office at Alipore, 24 Parganas in Book No. I, Volume No. 132, Pages 64 to 74, Being No. 5987 for the year 1979.
- J) The said Sinder Singh also known Surinder Singh jointly with his brothers, Mohinder Singh, Gurdev Singh, Gurmail Singh alias Gurmil Singh and Gurdayal Singh treated themselves to be the joint owners in respect of the entirety of the said property, being premises No. 125A, Motilal Nehru Road, Kolkata - 700029 having an area of 14 Cottahs 07 Chittaks and 08 Sq.ft. with each of them having following undivided shares therein:

| Sl. No. | Name | Undivided Share in the said Property |
|---------|----------------------------------|--------------------------------------|
| 1. | Sinder Singh | one-fourth |
| 2. | Mohinder Singh | one-fourth |
| 3. | Gurmail Singh alias Gurmil Singh | one-sixth |
| 4. | Gurdev Singh | one-sixth |
| 5. | Gurdayal Singh | one-sixth |

Gurdev Singh
Gurmail Singh

Gurdayal Singh

- K) All the aforesaid joint owners duly mutated their names in the records of the Kolkata Municipal Corporation and accordingly the aforesaid property continued to be known and numbered as single amalgamated premises No. 125A, Motilal Nehru Road in the record of Kolkata Municipal Corporation.
- L) One of the Co-owners, namely Mahinder Singh alias Mohinder Singh Gill, by virtue of a registered Deed of Conveyance dated 3rd September, 2009 sold conveyed and transferred his undivided 1/4th share in respect of the said piece and parcel of land measuring about 14 Cottahs, 7 Chittacks and 8 Sq.ft. being premises No. 125A, Motilal Nehru Road, Kolkata in favour of said M/s. Monark Dealcom Pvt. Ltd., the Purchaser herein for valuable consideration and the same was registered before the Additional Registrar of Assurance I, Kolkata in Book No. I, CD Volume No. 21, pages 10026 to 10041, Being No. 09567 for the year 2009 and by virtue of the said registered Deed of Conveyance acquired undivided 1/4th share in the aforesaid property.
- M) While seized and possessed of the said property jointly, said Sinder Singh also known Surinder Singh by a registered Deed of Conveyance dated 10th September, 2009 sold conveyed and transferred his undivided 1/4th share in respect of the aforesaid property being premises No. 125A, Motilal Nehru Road, Kolkata to Shri Harjinder Singh Gill, one of the co-owners herein for valuable consideration and the same was registered before the Additional Registrar of Assurance - I, Kolkata in Book No. I, CD Volume No. 22, pages 2579 to 2594, Being No. 09778 for the year 2009.
- N) Another co-sharer of the aforesaid property namely Gurdev Singh, by a Deed of Conveyance Dated: 03rd September, 2010 registered before the

Gurdev Singh

Harjinder Singh

Additional District Sub-Registrar, Alipore, Kolkata in Book No. I, CD Volume No. 32, pages 4549 to 4563, Being No. 07518 for the year 2010 as rectified by Deed of Declaration dated 09th February, 2011 registered with the Additional District Sub-Registrar, Alipore in Book I, Volume No.4, Page 4247 to 4254, Being No. 00974 for the year 2011, sold conveyed and transferred his undivided $1/6^{\text{th}}$ share in respect of the aforesaid property being premises No. 125A, Motilal Nehru Road in favour of said M/s. Monark Dealcom Pvt. Ltd., the Purchaser herein for valuable consideration.

- O) Another co-sharer of the aforesaid property, namely Gurmail Singh alias Gurmil Singh, by virtue of a registered Deed of Gift dated 9th September, 2010 gifted and/or bequeathed his undivided $1/6^{\text{th}}$ share in respect of the aforesaid property in favour of Guramrit Singh Gill out of love and affection and the same was registered before the Additional District Sub-Registrar, Alipore in Book No. I, CD Volume No. 33, pages 1148 to 1160, Being No. 07590 for the year 2010.
- P) That another co-owner of the aforesaid property, namely Gurdoyal Singh by virtue of a registered Deed of Gift dated 28th October, 2010 gifted and/or bequeathed his undivided $1/6^{\text{th}}$ share in respect of the aforesaid property in favour of Gurmail Singh alias Gurmil Singh out of love and affection and the same was registered before the Additional District Sub-Registrar, Alipore in Book No. I, CD Volume No. 39, pages 1884 to 1895, Being No. 09168 for the year 2010.
- Q) Said Gurmail Singh alias Gurmil Singh after acquiring the said undivided $1/6^{\text{th}}$ share in the aforesaid property also by virtue of a registered Deed of Gift dated 20th October, 2010 registered before the Additional District Sub-

Gurmail Singh

[Signature]

- U) Being no longer interested in development of their abovementioned undivided 7/12th shares in the said property, the Vendors hereto have decided to sell their undivided 7/12th share in respect of the aforesaid property and the Purchaser agreed to purchase the same at or for a consideration of Rs. 4,65,00,000/- (Rupees Four Crore Sixty Five Lakhs only) free from all encumbrances, charges, liens, attachments, whatsoever TO THE END AND INTENT that in pursuance of such sale and transfer of the said undivided 7/12th share in the aforesaid property by the Vendors in favour of the Purchaser, the said Development Agreement dated 25th June, 2012 would automatically stand cancelled and be of no effect for all intents and purposes.

NOW THIS INDENTURE WITNESSETH that pursuance to the said arrangement and in consideration of a sum of Rs. 4,65,00,000/- (Rupees Four Crore Sixty Five Lakhs only) paid by the Purchaser to the Vendors at or before execution of these presents (the receipt whereof the Vendors herein doth hereby acknowledge to have received the same as per the Memo given below), the Vendors herein doth hereby forever acquit, exonerate, release, and discharge the Purchaser as well as the undivided 7/12th of the said property hereby sold and transferred, the said Vendors as the absolute Owners thereof doth hereby by these presents indeteasibly grant, sale, convey, transfer, assign, assure, release and discharge unto and in favour of the Purchaser, its successor or successors in office and/or assigns absolutely and forever, free from all encumbrances, charges, liens, lispendents, claims, demands, mortgages and liabilities, whatsoever, **ALL THAT** the undivided 7/12th share in respect of the said piece and parcel of land measuring about 14 Cottahs, 7 Cittaks and 8 Sq.ft. being premises No. 125A, Motilal Nehru Road, Kolkata – 700 029, Ward No. 85, together with tiled shed structure measuring about 200 Sq.ft. lying

G. Zambir Singh

[Signature]

District Sub-Registrar, Alipore in Book I, CD Volume No. 39, Page 2321 to 2332, Being No. 09191 for the year 2010 gifted and/or bequeathed his aforesaid undivided $1/6^{\text{th}}$ share in the said property in favour of Harjinder Singh Gill being one of the Parties of the First Part herein.

- R) Thus by said several registered Deed of Conveyances and Deed of Gifts, said Monark Dealcom Pvt. Ltd. acquired undivided $5/12^{\text{th}}$ share in the aforesaid property, said Harjinder Singh Gill acquired undivided $5/12^{\text{th}}$ share in the aforesaid property and said Guramrit Singh alias Guramrit Singh Gill acquired undivided $1/6^{\text{th}}$ share in the aforesaid property.
- S) Thus by virtue of a registered Deed of Conveyance and Deed of Gifts, the present Vendors become undivided $7/12^{\text{th}}$ share in respect of the said piece and parcel of land measuring about 14 Cottahs, 7 Cittaiks and 8 Sq.ft. being premises No. 125A, Motilal Nehru Road, Kolkata – 700 029, Ward No. 85.
- T) By a Development Agreement dated 25th June, 2012 made between said Harjinder Singh Gill and Guramrit Singh Gill as owners therein and said Monark Dealcom Private Limited as owner/developer therein and registered with the Additional District Sub-Registrar, Alipore in Book I, CD Volume No.23, Page 438 to 472, Being No. 05103 for the year 2012, said Harjinder Singh Gill and Guramrit Singh Gill granted exclusive right of development of their abovementioned undivided $7/12^{\text{th}}$ share in the said property to the said Monark Dealcom Private Limited for mutual benefit and for the consideration and on the terms and conditions therein contained.

 Guramrit Singh Gill

 Harjinder Singh Gill

thereat TOGETHER WITH all easement rights, common facilities and common amenities attached thereto (more fully described in the Schedule hereunder written) hereinafter referred to as the "said property" TOGETHER WITH all benefits and advantages of ancient and all rights, title, interests, benefits, advantages, claims and demands and interest whatsoever belonging, to or anywise appertaining therewith or any part thereof OR HOWSOEVER OTHERWISE the said tenement, land, hereditament and premises now or hereto before was situated lying at and butted bounded called known numbered described or distinguished AND TOGETHER WITH all former and other rights, liabilities, easements, quasi-easements, commodities, walls, fences, advantages, appendages and appurtenances, whatsoever, to the said property belonging to or anywise appurtenant thereto or known as part and parcel thereof and the reversion or reversions, remainder or reminders and the rents issues and profit of the property hereby sold and conveyed and of any and every part thereof AND all the legal incidences thereof TOGETHER WITH all the estate rights, title, and interests, inheritance possession, use, trust, property, claims and demands, whatsoever, both at law and in equity of the Vendors into and upon and in respect of the undivided 7/12th share of the said property hereby sold and the entirety of the said property and any and every part thereof TOGETHER WITH right of egress and ingress all areas, fences, passages, sewers, drains, water, water courses, tress, bushes, boundaries, walls, benefits, advantages, vacant area, open spaces, whatsoever, and manner of former or other rights, liberties, easements, privileges, appendages and appurtenances, whatsoever, belonging to the said property hereby sold and transferred or in anywise appertaining thereto or any part thereof usually held, used, occupied, accepted, enjoyed, reputed, known as part or parcel or member thereof or appurtenant thereto TOGETHER WITH all the deeds, patahs, muniments of title writings and evidence of title which are now or hereafter shall or may be in the custody power or control of the Vendors or any person or persons from whom the Vendors can or may

P. Ram Singh 2/11

[Signature]

procure the same AND TOGETHER WITH other stipulations and provisions in connection with the beneficial use and enjoyment of the said property hereby conveyed or intended to be conveyed so upon execution and registration of this Indenture TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever without any manner of condition use trust or other things, whatsoever, to alter, defeat encumber or make void the same and free from all encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, occupancy rights, trusts, debutter, attachments, acquisitions, requisitions, vestings, alignments, executions, prohibitions, restrictions, restrictive covenants, easements, lispendents, injunctions, court orders and liabilities, whatsoever, AND FURTHER simultaneously with the execution of this Deed, the Vendors delivered the vacant possession of the aforesaid property to the Purchaser.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHSER as follows:-

- a) THAT notwithstanding any act, deed, matter or thing done by the Vendors or committed, executed or knowingly committed or suffered to the contrary, the Vendors are now lawful Owners and rightly seized and possessed of and/or otherwise well and sufficiently entitled to the undivided 7/12th share of the said property together with all the rights and benefits and privileges relating thereto hereby conveyed, sold, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid.
- b) THAT the Vendors have not at any time done, committed, executed, or knowingly permitted or suffered or been part to any act deed or thing whereby the undivided 7/12th share of the said Property hereby sold and conveyed or any part thereof can or may be impeached encumbered or

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affected or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the said property or any part thereof in the manner aforesaid.

- c) THAT NOTWITHSTANDING any act deed matter or thing whatsoever done, the Vendors have got the right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the undivided $7/12^{\text{th}}$ share of the said Property and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner as aforesaid according to the true intent and meaning of these presents.
- d) AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the undivided $7/12^{\text{th}}$ share of the said property and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of its predecessors in title or any one of them.
- e) AND THAT all rates, taxes and other impositions and/or outgoings payable in respect of the undivided $7/12^{\text{th}}$ share of the said property upto the date of execution of these presents have been and/or shall be paid by the Vendors in full and in case of any demands being made hereafter in respect of the aforesaid period, the same shall be paid and discharged by the Vendors and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.

Jai Ram Singh

Agarwal

- f) AND THAT the undivided 7/12th share of the said property is not adversely affected by the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and that no proceeding there under is pending and that there is no excess vacant land in the said property.
- g) AND THAT the undivided 7/12th share of the said property or any part or portion thereof is not affected by any notice, order or proceeding of attachment including under any certificate case or proceedings under the Income Tax Act, 1961, Public Demands Recovery Act or any other law.
- h) AND THAT no notice, declaration, order, notification or proceeding has been issued, published, initiated, instituted or served on the Vendors or their predecessors in title for the acquisition of the said 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 Vendors have 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 property or any part thereof.
- i) AND THAT no suit and/or proceeding and/or court order has been instituted or is pending or subsisting in any Court of law affecting in any manner, whatsoever, the undivided 7/12th share of the said property and/or any part or portion thereof or its sale and/or transfer and no steps, whatsoever, have been taken for attachment, acquisition or requisition of the said property or any portion thereof.
- j) AND THAT the Purchaser shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and

J. S. Singh

[Signature]

at the costs and expenses of the Vendors, 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, debutter, trusts, attachments, executions, prohibitions, restrictions, restrictive covenants, easement, acquisitions, requisitions, attachments, vestings, alignments, injunctions, court orders, liabilities and lispendens, whatsoever, suffered or made or liabilities created in respect of the said property by the Vendors or by any person or persons lawfully or equitably claiming from under or in trust for the Vendors or their predecessors in title or any of them as aforesaid or otherwise.

- k) AND THAT the Vendors have a good and marketable title to the said property and are lawfully entitled to sell, dispose of, alienate or otherwise deal with the said property.
- l) AND THAT the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the property or any part thereof and the properties, benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors shall from time to time and at all times hereinafter upon every reasonable request and make do acknowledge, execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring the said Property unto the Purchaser in the manner as aforesaid.
- m) AND THAT the Vendors have not entered into any agreement or agreements with any other person or persons in connection with the aforesaid property.

P. Zamboni

[Signature]

- n) AND FURTHER the Vendors and all their heirs, executors, administrators, legal representative and/or assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, its successors or successors in office and/or assigns against all claims, losses, damages, costs, charges and expenses, liabilities, demands and consequences, whatsoever, if any, suffered by reason of any defect in title of the Vendors or any act omission, breach violation or default of the covenants herein contained.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the undivided 7/12th share of land equivalent to 08 Cottahs 06 Chittaks 38 Sq.ft (more or less) out of total piece and parcel of land measuring about 14 Cottahs, 07 Chittaks and 08 Sq.ft. together with tiled shed structure measuring about 200 Sq.ft. standing thereon being Municipal Premises No. 125A, Motilal Nehru Road, P.S: Lake, Kolkata - 700 029, Ward No. 85, and butted and bounded as follows:

ON THE NORTH : By Land of Sukdev Singh;
 ON THE SOUTH : By ~~40' wide~~ Motilal Nehru Road;
 ON THE EAST : By ~~40' wide~~ Motilal Nehru Road;
 ON THE WEST : By Premises No. 122/10, Motilal Nehru Road.

Handwritten signature: Anjan Singh
Handwritten signature: Sankar Singh

Handwritten signature: Sankar Singh

Handwritten signature: Anjan Singh

Handwritten signature: Prabir Kumar Subudant

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

SIGNED, SEALED AND DELIVERED
BY THE VENDORS AT KOLKATA IN
PRESENCE OF:

1. *Shri M. Subramanian*
82B, S.N.P. St
Kolkata - 700020

2. *Binder Singh*
21/1 Prannath Pandit street
Kolkata - 700025

[Signature]

[Signature]

(VENDORS)

SIGNED, SEALED AND DELIVERED
BY THE PURCHASER AT KOLKATA IN
PRESENCE OF:

1. *Shri M. Subramanian*

2. *Binder Singh*

-For MONARX DEALCOM PRIVATE LTD.

[Signature]
Director

(PURCHASER)

MEMO OF CONSIDERATION

Received from the aforesaid Purchaser the within mentioned sum of Rs. 4,65,00,000/- (Rupees Four Crore Sixty Five Lakhs only) being the full consideration money paid by the purchaser to the vendors as per memo given below :

- | | | |
|-----|---|-----------------|
| 1) | By Cheque No. 000010, Dated: 30.09.2015, drawn on HDFC Bank, Bhowanipore Br, Kolkata | Rs. 2,00,000/- |
| 2) | By Cheque No. 000019, Dated: 22.07.2016, drawn on HDFC Bank, Bhowanipore Br, Kolkata | Rs. 2,00,000/- |
| 3) | By Cheque No. 000032, Dated: 03.10.2016, drawn on HDFC Bank, Bhowanipore Br, Kolkata | Rs. 5,00,000/- |
| 4) | By Cheque No. 000033, Dated: 05.10.2016, drawn on HDFC Bank, Bhowanipore Br, Kolkata | Rs. 5,00,000/- |
| 5) | By Cheque No. 000065, Dated: 31.12.2016, drawn on HDFC Bank, Bhowanipore Br, Kolkata | Rs. 5,00,000/- |
| 6) | By Cheque No. 000066, Dated: 31.12.2016, drawn on HDFC Bank, Bhowanipore Br, Kolkata | Rs. 5,00,000/- |
| 7) | By NEFT, Dated: 02.08.2017, drawn on United Bank of India, J.N.Road Br. | Rs. 50,000/- |
| 8) | By RTGS, Dated: 29.08.2017, drawn on HDFC Bank, Bhowanipore Br, Kolkata | Rs. 50,00,000/- |
| 9) | By RTGS, Dated: 29.08.2017, drawn on HDFC Bank, Bhowanipore Br, Kolkata | Rs. 20,00,000/- |
| 10) | By RTGS, Dated: 13.10.2017, drawn on HDFC Bank, Bhowanipore Br, Kolkata | Rs. 10,00,000/- |

Q. 2.02.17 8.30 PM

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|-----|---|-----------------|
| 11) | By RTGS, Dated: 15.11.2017, drawn on HDFC Bank, Bhowanipore Br, Kolkata | Rs. 10,00,000/- |
| 12) | By RTGS, Dated: 01.12.2017, drawn on HDFC Bank, Bhowanipore Br, Kolkata | Rs. 5,00,000/- |
| 13) | By Cheque No: 000123, Dated: 13.12.2017, drawn on HDFC Bank, Bhowanipore Br, Kolkata | Rs. 2,00,000/- |
| 14) | By RTGS, Dated: 03.11.2017, drawn on HDFC Bank, Bhowanipore Br, Kolkata | Rs. 3,00,000/- |
| 15) | By RTGS, Dated: 08.01.2018, drawn on HDFC Bank, Bhowanipore Br, Kolkata | Rs. 30,00,000/- |
| 16) | By RTGS, Dated: 17.01.2018, drawn on HDFC Bank, Bhowanipore Br, Kolkata | Rs. 5,00,000/- |
| 17) | By RTGS, Dated: 18.01.2018, drawn on HDFC Bank, Bhowanipore Br, Kolkata | Rs. 15,00,000/- |
| 18) | By Cheque No: 000140, Dated: 23.02.2018, drawn on HDFC Bank, Bhowanipore Br, Kolkata | Rs. 18,85,000/- |
| 19) | By RTGS, Dated: 27.02.2018, drawn on HDFC Bank, Bhowanipore Br, Kolkata | Rs. 40,00,000/- |
| 20) | By RTGS, Dated: 27.02.2018, drawn on HDFC Bank, Bhowanipore Br, Kolkata | Rs. 40,00,000/- |
| 21) | By RTGS, Dated: 28.02.2018, drawn on HDFC Bank, Bhowanipore Br, Kolkata | Rs. 40,00,000/- |
| 22) | By RTGS, Dated: 28.02.2018, drawn on HDFC Bank, Bhowanipore Br, Kolkata | Rs. 40,00,000/- |
| 23) | By Cheque No: 000148, Dated: 28.02.2018, drawn on HDFC Bank, Bhowanipore Br, Kolkata | Rs. 20,00,000/- |

Ramesh Singh

[Signature]

- | | |
|--|-----------------|
| 24) By Diverse Cheques on diverse dates. | Rs. 35,62,000/- |
| 25) By Diverse Cheques on diverse dates for payment to various tenants on behalf of vendors. | Rs. 51,38,000/- |
| 26) By TDS @ 1% | Rs. 4,65,000/- |

Rs. 4,65,00,000/-

(RUPEES FOUR CRORE SIXTY FIVE LAKHS ONLY)

Witness :

1. *Pranab Kumar Sealaxari*

2. *Binder Singh*

[Signature]

[Signature]

(VENDORS)












Drafted By Me:

Ratan K. Gupta

Advocate WB/277/83









Alipore Criminal Court
Kolkata - 27

Thumb 1st Finger Middle Finger Ring Finger Small Finger

| | | | | | | |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |












Name GURAMJIT SINGH GILL
 Signature Guramjit Singh Gill

Thumb 1st Finger Middle Finger Ring Finger Small Finger

| | | | | | | |
|---|------------|---|---|--|---|---|
|  | left hand |  | | |  |  |
| | right hand |  |  |  |  | |

Name HARJENDER SINGH GILL
 Signature Harjender Singh

Thumb 1st Finger Middle Finger Ring Finger Small Finger

| | | | | | | |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name PRABIR KUMAR SUBASARIA
 Signature Prabir Kumar Subasaria

Thumb 1st Finger Middle Finger Ring Finger Small Finger

| | | | | | | |
|-------|------------|--|--|--|--|--|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |

PERMANENT ACCOUNT NUMBER
ADLP000000

NAME
PARINDER SINGH GEL

RESIDENTIAL ADDRESS
GUYMAL, SINGH

DATE OF BIRTH
24-06-1963

STATE SIGNATURE
Harpreet Singh

COMMISSIONER OF INCOME TAX, W.B.



Harpreet Singh

आयकर विभाग
INCOME TAX DEPARTMENT

GURAMRIT SINGH GILL

HARJINDER SINGH GILL

20/07/1992

आयकर विभाग, दिल्ली

BKKPG0414M

Guramrit Singh Gill

11/11/1992

भारत सरकार
GOVT. OF INDIA



11/11/1992

आयकर विभाग

INCOME TAX DEPARTMENT

MONARK DEALCOM PRIVATE
LIMITED



भारत सरकार

GOVT. OF INDIA



22/07/2009

Permanent Account Number

AAGCM9551R

यदि कार्ड खो जाने / वाने पर कृपया सूचित करके नोट करें
आयकर सेवक इकाई, एन एस डी एल,
तीसरी मंजिल, साप्लायर चेंबर,
बैंक टेलिफोन एक्सचेंज के नजदीक
बानेर, पुणे - 411 045

*If this card is lost / someone's lost card is found,
please inform / return to*

Income Tax PAN Services Unit, NSDI,
3rd Floor, Supplier Chambers,
Near Bank Telephone Exchange,
Baner, Pune - 411 045

Tel: 91 20 2721 3080; Fax: 91 20 2721 3081
E-mail: info@nsdi.co.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

FRAB R KUMAR SUHASARIA
RAMLAL SUHASARIA

09/06/1964
REVENUE DEPARTMENT
ACQUISITION

25/11/2015

भारत सरकार
GOVT OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

FRAB R KUMAR SUHASARIA
RAMLAL SUHASARIA

09/06/1964
REVENUE DEPARTMENT
ACQUISITION

25/11/2015

भारत सरकार
GOVT OF INDIA

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

GRN: 19-201718-019478585-1 Payment Mode Online Payment
GRN Date: 13/03/2018 13:23:21 Bank: HDFC Bank
BRN: 473567311 BRN Date: 13/03/2018 13:25:19

DEPOSITOR'S DETAILS

Id No. : 16050000210573/13/2018
(Query No./Query Year)

Name : PRABIR KUMAR SUHASARIA
Contact No. : Mobile No. : +91 9903461423
E-mail : prabir.jcp@gmail.com
Address : 82B SAMBHUNATH PANDIT STREET KOLKATA 700020
Applicant Name : Mr Arun Kumar Subhasana
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale Document Payment No 13

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount [₹] |
|---------|------------------------|---|--------------------|--------------|
| 1 | 16050000210573/13/2018 | Property Registration, Stamp duty | 0030-02-103-003-02 | 400404 |
| 2 | 16050000210573/13/2018 | Property Registration-Registration Fees | 0030-03-104-001-16 | 57204 |

Total

457608

In Words : Rupees Four Lakh Fifty Seven Thousand Six hundred Eight only

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2018, Page from 47341 to 47374
being No 160501538 for the year 2018.



Digitally signed by MD SHADMAN
Date: 2018.03.16.13:49:01 +05:30
Reason: Digital Signing of Deed.

(Md Shadman) 16/03/2018 13:48:39
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)

Major Information of the Deed

| | | | |
|---|--|--|------------|
| Deed No : | I-1605-01538/2018 | Date of Registration | 13/03/2018 |
| Query No / Year | 1605-0000210573/2018 | Office where deed is registered | |
| Query Date | 08/02/2018 4:26:21 PM | A.D.S.R. ALIPORE, District South 24-Parganas | |
| Applicant Name, Address & Other Details | Arun Kumar Suhasaria 82b, Sambhu Nath Pandit Street, Thana Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700020, Mobile No : 9831011871, Status : Solicitor firm | | |
| Transaction | [0101] Sale, Sale Document | Additional Transaction | |
| Set Forth value | Rs. 4,65,00,000/- | [4304] Other than Immovable Property, Cancellation [Rs : 2/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | |
| Stamp duty Paid(SD) | Rs. 32,55,045/- (Article 23) | Market Value | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area) | Registration Fee Paid | |
| | | Rs. 4,65,021/- (Article A(1), E, E) | |

Land Details :

District: South 24-Parganas, P.S.- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Motilal Nehru Road, Premises No. 125A, Ward No: 85







| Sch No | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-------------------|---------|---------------------------|-------------------------|-----------------------|---|
| 11 | | | Bastu | | 8 Katha 6 Chatak 38 Sq Ft | 4,64,40,000/- | 4,64,40,000/- | Property is on Road Adjacent to Metal Road, |
| Grand Total : | | | | | 13.9058Dec | 464,40,000 /- | 464,40,000 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 200 Sq Ft. | 60,000/- | 60,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor: 200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 200 sq ft | 60,000 /- | 60,000 /- | |

Major Information of the Deed : I-1605-01538/2018-13/03/2018

Seller Details :



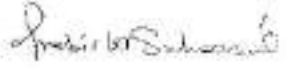
| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | Name Harjinder Singh Gill Son of Mr. Gurmail Gill Executed by: Self, Date of Execution: 28/02/2018 , Admitted by: Self, Date of Admission: 28/02/2018 ,Place : Office | Photo  28/02/2018 | Fingerprint  LT 28/02/2018 | Signature  28/02/2018 |
| 856 PRINCE ANWAR SHAH ROAD, P.O:- TOLLYGUNGE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700037 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADLPG9862G, Status :Individual, Executed by: Self, Date of Execution: 28/02/2018 , Admitted by: Self, Date of Admission: 28/02/2018 ,Place : Office | | | | |
| 2 | Name GURAMRIT SINGH GILL Son of Mr HARJINDER SINGH GILL Executed by: Self, Date of Execution: 28/02/2018 , Admitted by: Self, Date of Admission: 28/02/2018 ,Place : Office | Photo  28/02/2018 | Fingerprint  LT 28/02/2018 | Signature  28/02/2018 |
| 85 PRINCE ANWAR SHAH ROAD, P.O:- TOLLYGUNGE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700037 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BKKPG0414M, Status :Individual, Executed by: Self, Date of Execution: 28/02/2018 , Admitted by: Self, Date of Admission: 28/02/2018 ,Place : Office | | | | |

Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | MONARK DEALCOM PRIVATE LIMITED 156 LENIN SARANI, P.O:- PRINCEP STREET, P.S:- Bowbazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700013 , PAN No. : AAGCM9551R, Status :Organization, Executed by: Representative |

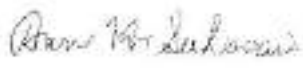
Major Information of the Deed - I-1605-01538/2018-13/03/2018

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|--|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | PRABIR KUMAR SUHASARIA (Presentant) Son of Mr RAM LAL SUHASARIA Date of Execution - 28/02/2018, Admitted by: Self, Date of Admission: 28/02/2018, Place of Admission of Execution: Office |  Feb 28 2018 3:03 PM |  L1 28/02/2018 |  28/02/2018 |
| 82B, SAMBHUNATH PANDIT STREET, P.O.- ELGIN ROAD, P.S.- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AKVPS1609N Status : Representative, Representative of : MONARK DEALCOM PRIVATE LIMITED (as REPRESENTIVE) | | | | |

Identifier Details :

Name & address

| | |
|--|------------|
| Mr ARUN KUMAR SUHASARIA Son of Late RAM LAL SUHASARIA 82 B, SAMBHU NATH PANDIT STREET, P.O.- ELGIN ROAD, P.S.- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Identifier Of Harjinder Singh Gill, GURAMRIT SINGH GILL, PRABIR KUMAR SUHASARIA | 28/02/2018 |
|  | |

Transfer of property for L1

| SI.No | From | To, with area (Name-Area) |
|-------|----------------------|--|
| 1 | Harjinder Singh Gill | MONARK DEALCOM PRIVATE LIMITED-6.95292 Dec |
| 2 | GURAMRIT SINGH GILL | MONARK DEALCOM PRIVATE LIMITED-6.95292 Dec |

Transfer of property for S1

| SI.No | From | To, with area (Name-Area) |
|-------|----------------------|---|
| 1 | Harjinder Singh Gill | MONARK DEALCOM PRIVATE LIMITED-100.00000000 Sq Ft |
| 2 | GURAMRIT SINGH GILL | MONARK DEALCOM PRIVATE LIMITED-100.00000000 Sq Ft |

Major Information of the Deed :- I-1605-01538/2018-13/03/2018

On 28-02-2018

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

Presented for registration at 14:00 hrs on 28-02-2018, at the Office of the A.D.S.R. ALIPORE by PRABIR KUMAR SUHASARIA

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 4,65,00,000/-

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

Execution is admitted on 28/02/2018 by 1. Harjinder Singh Gill, Son of Mr Gurmait Gill, 856 PRINCE ANWAR SHAH ROAD, P.O: TOLLYGUNGE, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Others, 2. GURAMRIT SINGH GILL, Son of Mr HARJINDER SINGH GILL, 85 PRINCE ANWAR SHAH ROAD, P.O: TOLLYGUNGE, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Others

Identified by Mr ARUN KUMAR SUHASARIA, Son of Late RAM LAL SUHASARIA, 82 B, SAMBHU NATH PANDIT STREET, P.O: ELGIN ROAD, Thana: Bhawanipore, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Business

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

Execution is admitted on 28-02-2018 by PRABIR KUMAR SUHASARIA, REPRESENTATIVE, MONARK DEALCOM PRIVATE LIMITED (Private Limited Company), 156 LENIN SARANI, P.O- PRINCEP STREET, P.S- Bowbazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700013

Identified by Mr ARUN KUMAR SUHASARIA, Son of Late RAM LAL SUHASARIA, 82 B, SAMBHU NATH PANDIT STREET, P.O: ELGIN ROAD, Thana: Bhawanipore, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,65,021/- (A(1) = Rs 4,65,000/- , F = Rs 21/-) and Registration Fees paid by by online = Rs 4,07,817/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2018 4:34PM with Govt. Ref. No. 192017180180917491 on 20-02-2018, Amount Rs: 4,07,817/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 462009633 on 20-02-2018, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 32,55,045/- and Stamp Duty paid by by online = Rs 28,54,541/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department Govt. of WB Online on 20/02/2018 4:34PM with Govt. Ref. No. 192017180180917491 on 20-02-2018, Amount Rs: 28,54,541/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 462009633 on 20-02-2018, Head of Account 0030-02-103-003-02



Md Shadman
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 13-03-2018

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.

Major Information of the Deed : I-1605-01538/2018-13/03/2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,65,021/- (A(1) = Rs 4,65,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 57,204/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2018 1:25PM with Govt. Ref. No: 192017180194785851 on 13-03-2018, Amount Rs: 57,204/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 473567311 on 13-03-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 32,55,045/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,00,404/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 332830, Amount: Rs: 100/-, Date of Purchase: 20/02/2018, Vendor name: G C Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2018 1:25PM with Govt. Ref. No: 192017180194785851 on 13-03-2018, Amount Rs: 4,00,404/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 473567311 on 13-03-2018, Head of Account 0030-02-103-003-02



Md Shadman
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1605-01538/2018-13/03/2018