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শিচম্বল পশ্চিম বঙ্গাল WEST BENGAL

W/C M - 3217/09

G 332377

7-00 P.M.  
 23.12.09  
 21/12/09  
 10-21-153/09

*[Signature]*  
 30/12/09

THIS INDENTURE made this 23<sup>rd</sup> day of December

Two Thousand Nine **BETWEEN** (1) **KASHI NATH AUDDY**, son of the Late Gurudas Auddy, residing at 5A, Santi Institute Road, Kolkata-700 012, (2) **SAUGATA AUDDY**, son of the Late Sukumar Auddy, residing at 4A, Santi Institute Road, Kolkata-700 012, (3) **ASHOKE KUMAR AUDDY**, son of the Late Gopal Chandra Auddy, residing at 5B, Santi Institute Road, Kolkata-700 012 and (4) **RAMENDRA LAL AUDDY**, son of the Late Satish Chandra Auddy, residing at Flat No.3D, 1, Auckland Square, Kolkata-700 017, as the Joint Receivers and Administrators Pendente lite appointed by the Hon'ble High Court at Calcutta in Partition & Administration Suit No.2745A of 1953 (Sankar Lal Auddy & Ors. -Vs- Saugata Auddy & Ors.), 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 successor or

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31/12/09  
 30/12/09

For **ELIXIR**

*[Signature]*  
 Author **PARTNER**atory

essors in office) of the **ONE PART AND** (1) **SUHANA DEVELOPERS PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No.2C, Mahendra Road, Kolkata-700 025, (2) **ASPIRATIONS HIRISE PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No.2/2A, Mahendra Road, Kolkata-700 025, (3) **ASPIRATIONS PROPERTIES PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No.87A, Sarat Bose Road, Kolkata-700 026, (4) **ASPIRATIONS DEVELOPERS PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No.7C, Priyanath Mullick Road, Kolkata-700 025, (5) **EMERALD ENCLAVE PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No.2C, Mahendra Road, Kolkata-700 025, (6) **NILRATAN VINCOM PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No. 2, Ganesh Chandra Avenue, 1st Floor, Kolkata - 700 013, (7) **GOLDMINE VINCOM PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No. 2, Ganesh Chandra Avenue, 1st Floor, Kolkata - 700 013, **AND** (8) **PS GROUP REALTY LIMITED**, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No. 83, Topsia Road, Kolkata - 700046, hereinafter jointly referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successor or successors in interest and assigns) of the **OTHER PART** :

#### WHEREAS :

A. By an Indenture of Conveyance dated the 10<sup>th</sup> day of November, 1877 made between L.P.D. Broughton, the Administrator General of Bengal therein referred to as the Vendor of the One Part and one Babu Prem Chand Auddy therein referred to as the Purchaser of the Other Part and registered with the Registrar of Assurances, the then Calcutta in Book No. 1, Volume No. 30, Pages 97 to 102, Being No. 2783 for the year 1877, the said L.P.D Broughton for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the said Babu Prem Chand Auddy All That the piece and parcel of land containing an area of 170 Cottahs be the same a little more or less situate lying at Mouja Gobra, Police Station Beniapukur having premises No. 6, Dehee Serampore Road, the then Calcutta ( hereinafter referred to as the 'said entire property' ).

B. By an Indenture of Gift dated the 19<sup>th</sup> day of September, 1896 made between the said Babu Prem Chand Auddy therein referred to as the Donor of the One Part and Gurudas Auddy therein referred to as the Donee of the Other Part and registered with the Registrar of Assurances, Calcutta in Book No. 1, Volume No. 2, Pages 38 to 43, Being No. 79 for the year 1897, the said Babu Prem Chand Auddy in consideration of his natural love and affection towards his son Gurudas Auddy granted



**For ELIXIR**

*[Signature]*  
PARTNER



transferred conveyed assigned and assured unto and in favour of the said Gurudas Auddy All That the said entire property absolutely and forever.

C. The said Gurudas Auddy thus became seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the said entire property free from all encumbrances, charges, liens and lispendens of whatsoever nature.

D. Out of the said land measuring 170 Cottahs, a portion of the land situated on the Western Side of the said entire property measuring an area of 44 Cottahs was acquired by the India Government more than seventy five years ago and balance land measuring 126 Cottahs was held by the said Gurudas Auddy as absolute owner thereof (hereinafter referred to as the **said remaining property**).

E. By an Indenture of Lease dated the 31st day of March, 1941 made between the said Gurudas Auddy and his sons Nafar Chandra Auddy, Gopal Chandra Auddy, Satish Chandra Auddy, Kashinath Auddy therein jointly referred to as the Lessors of the One Part and Raymond Verman Jolly therein referred to as the Lessee of the Other Part and registered with the Sub-Registrar, Sealdah in Book No. I, Volume No. 29, Pages 219 to 226, Being No. 1343 for the year 1941, the said Gurudas Auddy & Ors. in consideration of the premium and/or rent thereby reserved and on the terms and conditions therein contained granted a lease unto and in favour of the said Raymond Verman Jolly All That the partly two-storied and partly three-storied brick-built messuage tenement and/or dwelling house together with the outhouses (excluding two godowns on the south of the main gate) and compound with barbed wire fencing on the south and a plot of vacant land on the south east corner of the garden portion was retained by the Lessors therein including a strip of land 10 feet wide running from the said plot of land westward along with the barbed wire fencing to the main gate measuring in all about 34 Cottahs be the same a little more or less out of the said remaining property shown and delineated in colour red in the plan annexed thereto for a period of five years.

F. By another Indenture of Lease dated the 1<sup>st</sup> day of August, 1945 made between the said Gurudas Auddy therein referred to as the Lessor of the One Part and Ghanshyamdas Rastogi and Crown Ice Factory therein referred to as the Lessees of the Other Part and registered with the Sub-Registrar, Sealdah in Book No. I, Volume No. 34, Pages 157 to 166, Being No. 1487 for the year 1945, the said Gurudas Auddy in consideration of the rent thereby reserved and on the terms and conditions therein contained granted, transferred and demised unto and in favour of the said Ghanshyamdas Rastogi & Anr. All That the piece and parcel of land containing an area of 46 Cottahs be the same a little more or less being a portion of the said remaining property for a period of ten years.



For ELIXIR

PARTNER



G. The said Raymond Vernan Jolly continued to occupy the said leased portion even after expiry of the lease as aforesaid as monthly tenant.

H. The said Premises No. 6, Dehee Serampore Road was subsequently separated by the then Corporation of Calcutta into premises no. 6A, Dehee Serampore Road containing an area of 80 Cottahs comprised of the said leased portion of 34 Cottahs to Raymond Vernan Jolly and the retained portion of the said Gurudas Auddy, more fully and particularly described in the **First Schedule** hereunder written (hereinafter referred to as the **said portion**) and Premises No. 6B, Dehee Serampore Road containing an area of 46 Cottahs being the said leased portion to the said Ghanshyamdas Rastogi & Anr.

I. The said Gurudas Auddy died on the 23<sup>rd</sup> day of February, 1949 after making and publishing his Last Will and Testament dated the 11<sup>th</sup> day of February, 1949, whereby and whereunder he appointed his four sons namely- Nafar Chandra Auddy, Gopal Chandra Auddy, Satish Chandra Auddy and Kashinath Auddy as the joint executors to his said Last Will and Testament.

J. By and under the said Will, the said Gurudas Auddy after making certain specific legacies gave devised and bequeathed the rest and residue of his estate and effects both moveable and immoveable which, amongst others, comprised of the said remaining property unto and in favour of his four sons absolutely and forever, in equal shares.

K. The said Nafar Chandra Auddy, Gopal Chandra Auddy, Satish Chandra Auddy and Kashinath Auddy had thereafter applied for grant of probate in respect of the said Will in Case No. 407 of 1951 in the Hon'ble High Court at Calcutta.

L. Disputes and differences arose between the said four brothers, being the heirs of the said Gurudas Auddy, as a result whereof, the said Satish Chandra Auddy filed a suit for partition and administration in respect of the estate of the said Gurudas Auddy which was marked as Partition & Administration Suit No. 2745A of 1953 in the Hon'ble High Court at Calcutta (Satish Chandra Auddy -Versus- Nafar Chandra Auddy & Ors.).

M. By an order passed on the 26<sup>th</sup> day of August, 1953 in the said suit by the Hon'ble High Court at Calcutta a Receiver was appointed in respect of the rents, issues and profits of the immoveable properties belonging to the estate of the said Gurudas Auddy with power to collect and distribute the same.

N. The personnel of the Receiver appointed as aforesaid was changed from time to time and Joint Receivers were appointed.



For ELIXIR  
*[Signature]*  
PARTNER



O. By an order dated the 28<sup>th</sup> day of February, 1966 Probate in respect of the said Will of Gurudas Auddy was duly granted by the Hon'ble High Court at Calcutta to the said Joint Executors.

P. By a Decree dated the 20<sup>th</sup> day of July, 1967 passed in preliminary form by the Hon'ble High Court at Calcutta the shares of the parties were declared and it was declared that the said Nafar Chandra Auddy, Gopal Chandra Auddy, Kashinath Auddy and Satish Chandra Auddy each have undivided one fourth part or share in the residuary estate of the said testator and Mr. R.P. Sinha, Barrister-at-Law was appointed as Receiver and Administrator Pendente lite in the said suit with a direction upon him inter alia to complete the administration of the said estate.

Q. By a further order dated the 5<sup>th</sup> day of December, 1967 passed by the Hon'ble High Court at Calcutta in the said suit, the shares of the said Satish Chandra Auddy, Nafar Chandra Auddy, Gopal Chandra Auddy and Kashinath Auddy were further declared to be one fourth each in the residuary estate of the said Gurudas Auddy and the Administrator and Receiver appointed in the said suit was directed to complete the administration of the estate within a period of six months from the date thereof.

R. Nafar Chandra Auddy, Gopal Chandra Auddy and Satish Chandra Auddy died respectively on the 2<sup>nd</sup> day of May, 1980, the 25<sup>th</sup> day of July, 1984 and the 21<sup>st</sup> day of December, 1979 and their respective heirs were brought in as parties to the aforesaid suit and thereafter some of the said parties died and their respective heirs were also brought in as parties to the aforesaid suit.

S. The said Dehee Serampore Road is now known as Rameshwar Shaw Road, Kolkata.

T. The personnel of the Receiver and Administrator was further changed from time to time, and, by various orders passed in the said suit, the Vendors have been appointed as such Joint Receivers and Administrators.

U. The Receivers and Administrator Pendente lite of the said remaining property as such Receivers and Administrator Pendente lite as also in their capacity as co-owners were authorized and empowered to transfer the said portion.

V. The said Kashi Nath Auddy, Sukumar Auddy, Ashoke Kumar Auddy and Ramendra Lal Auddy had agreed with one Suhana Developers Private Limited to sell and Suhana Developers Private Limited being fully aware of the fact and circumstances of the property had agreed to purchase either itself or through its nominee or nominees on as is where is basis with all the existing occupants whether lawful or unlawful and all arrears of municipal taxes whether payable by the owner or occupier including commercial surcharges, if any, payable in respect of the said portion due to occupancy of unauthorized occupants but otherwise free

For ELIXIR

  
PARTNER



from all encumbrances, charges, liens, lispendens, attachments, acquisition, requisition trusts of whatsoever nature All That the said portion, more fully and particularly described in the **First Schedule** hereunder written at or for the consideration and on the terms and conditions mutually agreed.

W. The said Sukumar Auddy has expired on 26<sup>th</sup> May, 2008 and by an order dated 17<sup>th</sup> day of September, 2008 passed in G.A. No 1859 of 2009 in the said Partition & Administration suit renamed as Civil Suit No. 2745A of 1953 in the Hon'ble High Court at Calcutta (Sankar Lal Auddy & Ors. -Versus- Saugata Auddy & Ors.) the Hon'ble Court was pleased to appoint Saugata Auddy as Receiver and Administrator Pendente lite in his place and stead of the said Sukumar Auddy.

X. By an order dated 20<sup>th</sup> July, 2009 passed in G.A. No 1859 of 2009 in the said Partition & Administration suit renamed as Civil Suit No. 2745A of 1953 in the Hon'ble High Court at Calcutta ( Sankar Lal Auddy & Ors. -Versus- Saugata Auddy & Ors.) the Hon'ble Court was pleased to grant permission to the Vendors to sell the said portion to the said Suhana Developers Private Limited at the consideration and on the terms and conditions mutually agreed.

Y. By another order dated 17<sup>th</sup> November, 2009 passed in the aforesaid application in the said Suit the Hon'ble Court was pleased to allow Suhana Developers Private Limited to nominate its nominees to complete the transaction.

Z. Suhana Developers Private Limited has since nominated the other Purchasers as its nominees to jointly acquire All That the piece and parcel of land containing an area of 55 cottahs be the same a little more or less out of the said portion, 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**) at the consideration and on the terms and conditions mutually agreed.

ZA. The Purchasers have now agreed to purchase All That the said property on **as is where is** basis with all the existing occupants whether lawful or unlawful and all arrears of municipal taxes whether payable by the owner or occupier including commercial surcharges, if any, payable in respect of the said property due to occupancy of unauthorized occupants but otherwise free from all encumbrances, charges, liens, lispendens save the Title Execution Case No.15/1988 pending in the Court of 9<sup>th</sup> Civil Judge (Senior Division) at Alipore for claim of Rs.14,649.82p. and penalty, attachments, acquisition, requisition trusts of whatsoever nature at or for the consideration of a sum of **Rs.2,75,00,000/- (Rupees Two Crores Seventy Five Lacs only)**.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of Rs. 34,37,500/- [Rupees Thirty four lacs thirty seven thousands five hundred only] paid by the Suhana

**For ELIXIR**

  
**PARTNER**

7

Developers Private Limited to the Vendors by way of earnest money and in payment of the balance consideration money of Rs.2,40,62,500/- [Two Crores Forty Lacs Sixty Two Thousand Five Hundred only] aggregating of a total sum of Rs.2,75,00,000/- (Rupees Two crores Seventy five lacs only) of the lawful money of the Union of India well and truly paid by or on behalf the Purchasers to the Vendors at or before the execution of these presents (the receipt) whereof the Vendors do and each of them doth hereby admit and acknowledge and forever acquit release and discharge the Purchasers 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 Purchasers **ALL THAT** the piece and parcel of land containing an area of 55 cottahs be the same a little more or less together with brick built building/structure constructed thereon measuring approximately 8000 Sq. Ft. built up area together with tin shed measuring approximately 15100 sq.ft. thereon situate lying at and being a portion of Premises No. 6A, Rameswar Shaw Road, Kolkata-700 014, 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**) on as is where is basis with all the existing occupants whether lawful or unlawful and all arrears of municipal taxes whether payable by the owner or occupier including commercial surcharges, if any, payable in respect of the said property due to occupancy of unauthorized occupants **OR HOWSOEVER OTHERWISE** the said property or any part thereof now is or heretofore was situated, bounded, called, known, numbered, described and distinguished Together With all sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said property or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof **TO HAVE AND TO HOLD** the said property hereby granted and conveyed or expressed or intended so to be and every part thereof unto and to the use of the Purchasers absolutely and forever and the Vendors do and each of them doth hereby covenant with the Purchasers **THAT NOTWITHSTANDING** any act, deed or thing by the Vendors or their predecessors-in-interest done or executed or knowingly suffered to the contrary the Vendors are now lawfully, rightfully and absolutely seized or otherwise well and sufficiently entitled to the said property hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof 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 now in themselves good right, full power and absolute authority to grant, transfer and convey the said property hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid **AND** the Purchasers shall and may at all times hereafter peaceably and quietly

**For ELIXIR**

*[Signature]*  
**PARTNER**

and enjoy the said property and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand made or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them **AND** that free and clear and peacefully and clearly absolutely acquitted, exonerated and released in all otherwise well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances (save the occupancy of unlawful occupants) whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required **AND** also that the Vendors shall and will at all times hereafter at the request and cost of the Purchasers produce to them or as they will direct original Deed of Gift dated 19<sup>th</sup> September, 1986 made between Babu Prem Chand Auddy of the One Part and Gurudas Auddy of the Other Part and registered in Book No.1, Volume No.2, Pages 38 to 43, Being No.79 for the year 1897 for evidencing the title to the land hereby sold and also furnish to the Purchasers copies of or extracts from the said Deed of Gift and shall and will in the meanwhile keep the same safe, damage by fire or other accident excepted.

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** the piece and parcel of land hereditaments and premises containing an area of 4 Bighas more or less situate lying at and being Premises No.6A, Rameshwar Shaw Road together with building/structure constructed thereon in Ward No.59 within Police Station Beniapur, Kolkata-700 014, butted and bounded -

**ON THE NORTH**  
**ON THE EAST**  
**ON THE SOUTH**  
**ON THE WEST**

By 5, Rameshwar Shaw Road,  
By 32, Gobra Road and railway Lines.  
By 6B, Rameshwar Shaw Road,  
By Rameshwar Shaw Road,

**THE SECOND SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** the piece and parcel of land hereditaments and premises containing an area of 55 Cottahs more or less situate lying at and being portion of Premises No.6A, Rameshwar Shaw Road together with brick built building/structure constructed thereon measuring approximately 8000 Sq. Ft. built up area together with seven tin/asbestos shed measuring approximately 15100 sq. ft. including three dwelling units and shown and delineated in the map or plan annexed hereto bordered in colour **RED** thereon in Ward

For **ELIXIR**  
*[Signature]*  
**PARTNER**



within Police Station Beniapur, Kolkata-700 014, butted and ad-  
ed -

- THE NORTH : By portion of 32, Gobra Road and balance land of 6A, Rameshwar Shaw Road;
- ON THE EAST : By railway Lines;
- ON THE SOUTH : By 6B, Rameshwar Shaw Road;
- ON THE WEST : By Rameshwar Shaw Road;

IN WITNESS WHEREOF the Parties 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:

Sanjit Ray  
6, Patel Park, 1/10 S.  
Kolkata - 700001  
Hamban Mondal  
Adv. H.C. -  
Cal.

1. Kashinath Duddy
2. Balraj Duddy (AIKPA 5929L)
3. Ishore Kumar Duddy (ACHPA 1235 R)
4. Ramendra Lal Duddy (ACTPA 4157H)

Case & Appeal No. 2745A of High Court, Calcutta

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

Sanjit Ray  
Hamban Mondal

- (AALCS 05259) *Shantanu Chatterjee* Director  
SUHANA DEVELOPERS PVT. LTD.  
ASPIRATIONS HOUSE PVT. LTD.
- (AAHCA 2669P) *Shantanu Chatterjee* Director  
ASPIRATIONS PROPERTIES PVT. LTD.
- (AAHCA 2670C) *Shantanu Chatterjee* Director  
ASPIRATIONS DEVELOPERS PVT. LTD.
- (AAHCA 2665B) *Shantanu Chatterjee* Director  
EMERALD ENCLAVE (P) LTD.
- (AADCE 6196 R) *Shantanu Chatterjee* Director

Drafted by  
A. Mandal  
Advocate  
High Court, Calcutta

**ELIXIR**  
Authorised PARTNER

For Nilratan Vincom Pvt. Ltd.

*Sachin Kumar Singh*

Director/Authorised Signatory

(AABCN 1199D)

For Goldmine Vincom Pvt. Ltd.

*Sachin Kumar Singh*

Director/Authorised Signatory

(AADC025912B)

PS GROUP REALTY LIMITED

*Sachin Kumar Singh*

Director

(AABCP 5390E)

For ELIXIR

*[Signature]*

Authentic PARTNER

RECEIVED of and from the named Purchasers the mentioned sum of Rs. 2,75,00,000/- (Rupees Two Crores Seventy five lacs) only being the full consideration money as per Memo below :-

**MEMO OF CONSIDERATION**

Sl. No.	Cheque/Pay Order No.	Date	Bank & Branch	Amount (Rs.)
1.	769526	23.12.2009	U. B. I	34,37,500.00
2.	008290	23.12.2009	U. B. I	34,37,500.00
3.	008888	23.12.2009	U. B. I	34,37,500.00
4.	008892	23.12.2009	U. B. I	34,37,500.00
5.	001679	23.12.2009	Kotak Mahindra Bank	34,37,500.00
6.	358978	23.12.2009	Indicum Bank	34,37,500.00
7.	358977	23.12.2009	Indicum Bank	34,37,500.00
8.	358969	23.12.2009	Indicum Bank	34,37,500.00
			TOTAL :	Rs.2,75,00,000/-

**(RUPEES TWO CRORES SEVENTY FIVE LACS ONLY)**

**WITNESSES :**

Handwritten notes:   
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 Adv. H.C. 600

1. Kashinath Suddhy
2. Suresh Suddhy
3. Jyoti Kumar Suddhy
4. Ramendra Lal Suddhy

**For ELIXIR**  
PARTNER

Receivers & Administrators  
Residentia in Suit No. 2745A  
of High Court, Calcutta.

Receivers & Admin.  
in Suit No. 2745A  
of High Court, Calcutta.

PREMISES NO.  
8A RAMESHWAR SHAW ROAD  
KOLKATA-700 014

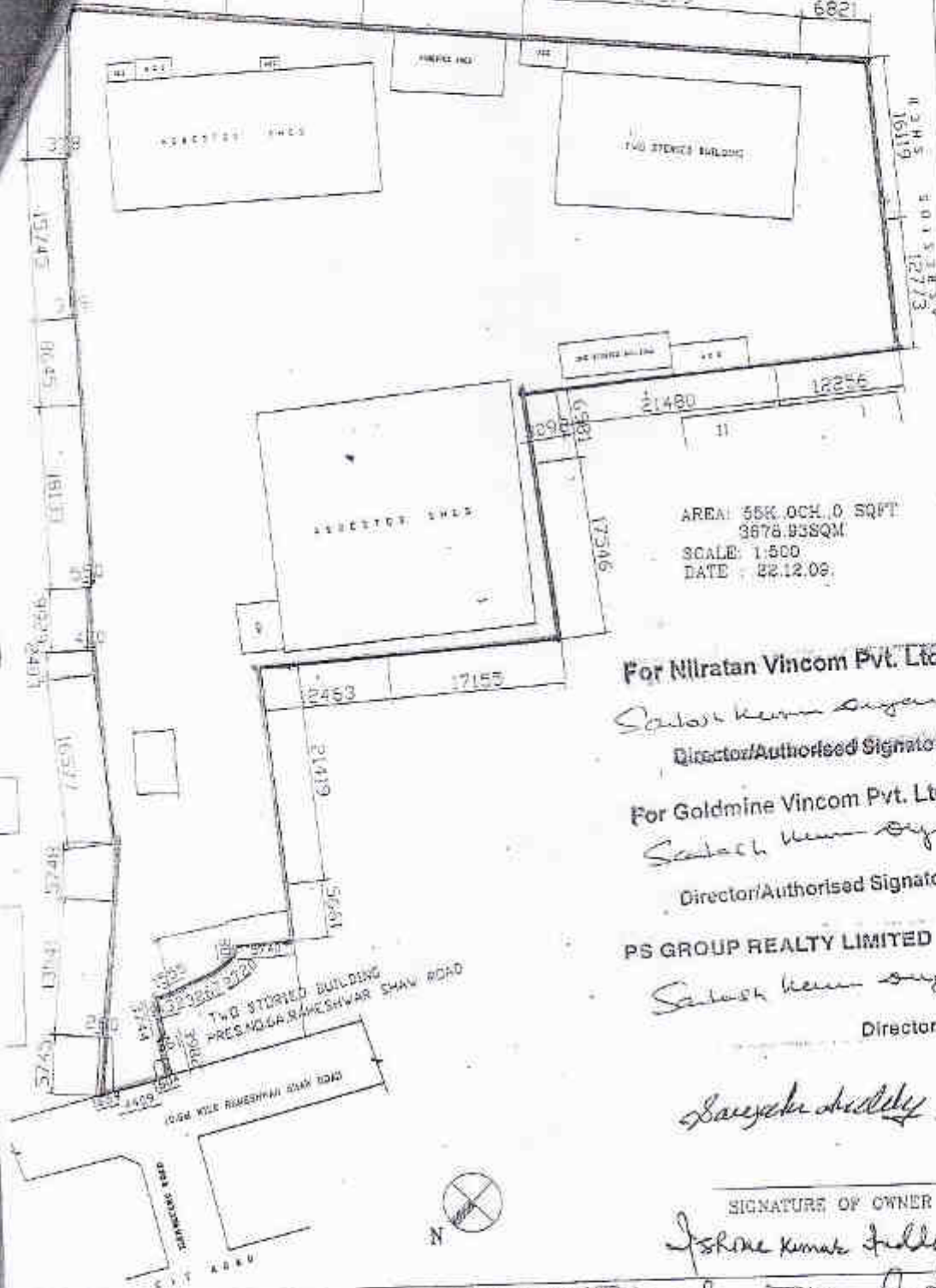
19705

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27079

6821



AREA: 55K.0CH.0 SQFT  
3678.838QM.  
SCALE: 1:500  
DATE: 22.12.09

For Nilratan Vincom Pvt. Ltd.

*Satish Kumar Sanyal*  
Director/Authorised Signatory

For Goldmine Vincom Pvt. Ltd.

*Satish Kumar Sanyal*  
Director/Authorised Signatory

PS GROUP REALTY LIMITED

*Satish Kumar Sanyal*  
Director

*Satyajit Dasgupta*

SIGNATURE OF OWNER

*Iskone Kumar Sanyal*

DEVELOPERS PVT. LTD.

*Shubho Sanyal*  
*Sanyal*  
Director

IONS HINSE PVT. LTD.

*Shubho Sanyal*  
*Sanyal*  
Director

IONS DEVELOPERS PVT. LTD.

*Shubho Sanyal*  
*Sanyal*  
Director

ASPIRATIONS PROPERTIES PVT. LTD.

*Shubho Sanyal*  
*Amit Banerjee*  
Director

EMERALD ENCLAVE (P) LTD.

*Shubho Sanyal*  
*Amit Banerjee*  
Director

*Rashunath Dasgupta*

A. Receivers & Administrators  
Pendente lite in Suit No. 2745A  
of 1953 of High Court, Calcutta.

*Ramesh Lal Dasgupta*

Receivers & Admins.  
Pendente lite in Suit No. 2745A  
of High Court, Calcutta.

**For ELIXIR**

*Rashunath Dasgupta*

PARTNER

SPECIMEN FORM FOR TEN FINGERPRINTS

*Rashmi Ashu Dubey*

Little	Ring	Middle (left)	Fore Hand	Thumb
Thumb	Fore	Middle (right)	Ring Hand	Little

*Saigya Ashu Dubey*

Little	Ring	Middle (left)	Fore Hand	Thumb
Thumb	Fore	Middle (right)	Ring Hand	Little

*Shree Kumar Dubey*

Little	Ring	Middle (left)	Fore Hand	Thumb
Thumb	Fore	Middle (right)	Ring Hand	Little

*Ramesh Ashu Dubey*

Little	Ring	Middle (left)	Fore Hand	Thumb
Thumb	Fore	Middle (right)	Ring Hand	Little

**FOS ELIXIR**

*Rashmi Ashu Dubey*  
**PARTNER**  
 Authorised Laboratory

**SPECIMEN FORM FOR TEN FINGERPRINTS**

*Amal Kumar*

Little	Ring	Middle (left)	Fore Hand	Thumb
Thumb	Fore	Middle (right)	Ring Hand	Little

*Amal Kumar*

Little	Ring	Middle (left)	Fore Hand	Thumb
Thumb	Fore	Middle (right)	Ring Hand	Little

*Amal Kumar*

Little	Ring	Middle (left)	Fore Hand	Thumb
Thumb	Fore	Middle (right)	Ring Hand	Little

Little	Ring	Middle (left)	Fore Hand	Thumb
Thumb	Fore	Middle (right)	Ring Hand	Little

**Fed E EXHIBIT**

*[Signature]*  
 Authorised Laboratory



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

Endorsement For Deed Number : I - 14111 of 2009  
(Serial No. 10440 of 2009)

2/2009

itation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)  
presented for registration at 19.00 hrs on 23/12/2009, at the Private residence by Chandan  
Chatterjee, one of the Claimants.

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

ion is admitted on 23/12/2009 by

Shy Nath Auddy, son of Lt. Gurudas Auddy, 5 A, Santi Institute Road, Kolkata-12, Thana ..., By Caste  
Hindu. By Profession: Business.

Ugata Auddy, son of Lt. Sukumar Auddy, 4 A, Santi Institute Road, Kolkata-12, Thana ... By Caste  
Hindu. By Profession: Others.

Rojo Kumar Auddy, son of Lt. Gopal Chandra Auddy, 5 B, Santi Institute Road, Kolkata-12, Thana  
... By Caste Hindu, By Profession: Business.

Chandra Lal Auddy, son of Lt. Satish Chandra Auddy, 1, Auckland Square, Kolkata-17, Thana ..., By  
Caste Hindu. By Profession: Business.

Chandan Chatterjee, Director, Suhana Developers Pvt. Ltd., 2 C, Mahendra Road, Kolkata, By  
Profession: Business.

Pratik Bajoria, Director, Suhana Developers Pvt. Ltd., 2 C, Mahendra Road, Kolkata, By Profession:  
Business.

Chandan Chatterjee, Director, Aspirations Hirise Pvt. Ltd., 2/2 A, Mahendra Road, Kolkata, By  
Profession: Business.

Pratik Bajoria, Director, Aspirations Hirise Pvt. Ltd., 2/2 A, Mahendra Road, Kolkata, By Profession:  
Business.

Chandan Chatterjee, Director, Aspirations Properties Pvt. Ltd., 87 A, Sarat Bose Road, Kolkata, By  
Profession: Business.

Pratik Bajoria, Director, Aspirations Properties Pvt. Ltd., 87 A, Sarat Bose Road, Kolkata, By Profession  
Business.

Chandan Chatterjee, Director, Aspirations Developers Pvt. Ltd., 7 C, Priyanath Mullick Road, Kolkata,  
By Profession: Business.

Pratik Bajoria, Director, Aspirations Developers Pvt. Ltd., 7 C, Priyanath Mullick Road, Kolkata, By  
Profession: Business.

Chandan Chatterjee, Director, Emerald Enclave Pvt. Ltd., 2 C, Mahendra Road, Kolkata-25, By  
Profession: Business.

Pratik Bajoria, Director, Emerald Enclave Pvt. Ltd., 2 C, Mahendra Road, Kolkata-25, By Profession:  
Business.

Rajesh Dugar, Director, Nilratan Vincom Pvt. Ltd., 2, Ganesh Chandra Avenue, Kolkata, By  
Profession: Business.

Chandan Chatterjee, Director, Nilratan Vincom Pvt. Ltd., 2, Ganesh Chandra Avenue, Kolkata, By  
Profession: Business.



*Dr*  
Dines Kumar Mukhopadhyay  
ADDL. REGISTRAR OF ASSURANCE-I, Kolkata  
30 DEC 2009

2009 16:05:00

(Dines Kumar Mukhopadhyay)  
ADDL. REGISTRAR OF ASSURANCE-I  
Endorsement Page 1 of 3

For: **E E I X I R**

*Rajesh*  
Authorised **PARTNER** / lawyer



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

**Endorsement For Deed Number : I - 14111 of 2009**  
**(Serial No. 10440 of 2009)**

Amosh Dugar, Director, Goldmine Vincom Pvt. Ltd., 2, Ganesh Chandra Avenue, Kolkata, By Profession: Business  
 Amosh Dugar, Director, P.S Group Realty Ltd., 83, Topsia Road, Kolkata, By Profession: Business  
 Certified By Sujit Ray, son of Lt. M. M. Ray, 6, Old Post Office St. Kolkata-01, Thane: ..., By Caste: ...  
 By Profession: Service.

( Dines Kumar Mukhopadhyay )  
 ADDL REGISTRAR OF ASSURANCE-I

0/12/2009

**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, Section number 23.5 of Indian Stamp Act 1899.

**Amount of Fees:**

Rs. Paid in rupees under article : A(1) = 709962/- E = 14/- , I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 12/2009

**Statement of Market Value(WB PUVI rules of.2001)**

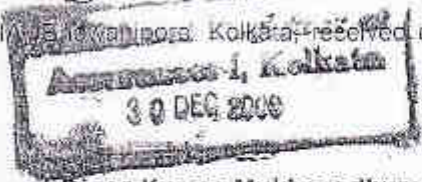
Notified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-64542918/-

Notified that the required stamp duty of this document is Rs.- 4518024 /- and the Stamp duty paid as prescriptive Rs - 100/-

**Stamp duty**

Stamp duty

- 564753/- is paid14020523/12/2009STATE BANK OF INDIA, Chowringhee Kolkata, received on 12/2009
- 564753/- is paid14020323/12/2009STATE BANK OF INDIA, Chowringhee Kolkata, received on 12/2009
- 564753/- is paid14020623/12/2009STATE BANK OF INDIA, Chowringhee Kolkata, received on 12/2009
- 564753/- is paid17871623/12/2009STATE BANK OF INDIA, Bhowanipore Kolkata, received on 12/2009
- 564753/- is paid17870823/12/2009STATE BANK OF INDIA, Bhowanipore Kolkata, received on 12/2009
- 564753/- is paid17870923/12/2009STATE BANK OF INDIA, Bhowanipore Kolkata, received on 12/2009
- 564753/- is paid17871023/12/2009STATE BANK OF INDIA, Bhowanipore Kolkata, received on 12/2009
- 564753/- is paid17870723/12/2009STATE BANK OF INDIA, Bhowanipore Kolkata, received on 12/2009



( Dines Kumar Mukhopadhyay )  
 ADDL REGISTRAR OF ASSURANCE-I

Endorsement Page 2 of 3

2009 16:05:00

**For ELIHR**

*(Signature)*  
 Authorised Authority





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

Endorsement For Deed Number : I - 14111 of 2009  
(Serial No. 10440 of 2009)

( Dines Kumar Mukhopadhyay )  
ADDL. REGISTRAR OF ASSURANCE-I

( Dines Kumar Mukhopadhyay )  
ADDL. REGISTRAR OF ASSURANCE-I  
EndorsementPage 3 of 3

2009 16:05:00

**FOIE EXIBIR**

Authorized Signatory

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
Volume number 32  
Page from 4283 to 4304  
being file 14111 for the year 2009.



(Sd/-) (Sd/-) (Sd/-) (Sd/-) (Sd/-) (Sd/-) (Sd/-) (Sd/-) (Sd/-) (Sd/-)  
(Sd/-) (Sd/-) (Sd/-) (Sd/-) (Sd/-) (Sd/-) (Sd/-) (Sd/-) (Sd/-) (Sd/-)  
30-December-2009  
REGISTRAR OF ASSURANCE-I  
Office of the A.R.A. KOLKATA  
West Bengal

For ELIXIR

Authorized PARTNER

#####  
DATED THIS 25<sup>th</sup> DAY OF JULY 2009  
#####

BETWEEN

KASHI NATH AUDDY & ORS.  
.. VENDORS

AND

SUHANA DEVELOPERS PRIVATE  
LIMITED & ORS.  
.. PURCHASERS

CONVEYANCE

VICTOR MOSES & CO.,  
SOLICITORS & ADVOCATES,  
6, OLD POST OFFICE STREET,  
KOLKATA-700 001.

For **ELIXIR**

  
Authorized **PARTNER**  
Signature