





Registered Office at 1, Sarojini Naidu Sarani, 7th Floor, Kolkata-700017 and represented by one of its Directors, Rolit Singhania, (12) **SANKET TRADECOM PRIVATE LIMITED (PAN- AACGS2272B)** a Company incorporated under the Companies Act, 1956 having its Registered Office at 7, Ironside Road, Kolkata - 700019 represented by its authorised Signatory, Ranjit Kumar Bhagjaria (13) **MANASKAR VYAPAR PRIVATE LIMITED (PAN- AACCG6952H)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Sarojini Naidu Sarani, 7th Floor, Kolkata-700017 and represented by one of its Directors, Harish Kumar Singhania, (14) **NIGHTANGLE TRADERS PRIVATE LIMITED (PAN- AADCN1632P)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Express Tower, 4th Floor, 42A Shakespeare Sarani, Kolkata-700017 and represented by one of its Directors, Ashish Kant Ghosh (15) **PANCHAMUKHI TRADECOM PRIVATE LIMITED (PAN- AAF0P4652F)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 5/7A Hungerford Street, 2nd floor, Kolkata-700017 and represented by its authorised Signatory, Sharad Bhowtika and (16) **GOPIKA PROJECTS PRIVATE LIMITED (PAN- AACGG23453)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Sarojini Naidu Sarani, 7th Floor, Kolkata-700017 and represented by one of its Directors, Harish Kumar Singhania, all hereinafter collectively referred to as "the PURCHASERS" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective successors or successors-in-office and/or nominees and/or assign(s) of the **SECOND PART AND EAST ASIA SKIN CORPORATION**, a partnership firm having its office at No.67 Christopher Road, Kolkata 700046, and represented by all its partners namely (1) **Jamal Ahmed** son of Late Mohammed Younus, an Indian Citizen residing at No.20, Treetta Bazar Street, Police Station: Bowbazar, Kolkata-700073, (2) **Nasim Ahmed** son of Late Mohammed Younus, permanently residing at No.15, Sun Yat Sen Street, Police Station Bowbazar, Kolkata-700012, and at No.89 19 156 Avenue Howard Beach, New York 11414, U.S.A., and presently at No.22 Elliot Lane, Pearl Court, Flat No.7, Kolkata 700016 (3) **Iqbal Ahmed** son of Late Mohammed Younus, an Indian Citizen residing at No.20, Treetta Bazar Street, Police Station: Bowbazar, Kolkata-700073 and (4) **Anis Ahmed** son of Late Mohammed Younus, an Indian Citizen residing at No.15, Sun Yat Sen Street, Police Station Bowbazar, Kolkata-700012, hereinafter referred to as "the CONFIRMING PARTY" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its partners for the time being and their and each of their respective successors heirs executors administrators and legal representatives) of the **THIRD PART**:

**WHEREAS:**

A. By an Indenture of Conveyance dated 28<sup>th</sup> October 1971 made between M/s. S. Mohd Samiullah Sahib & Co. (represented by its partners Afrah, Alam and Falyaz Ahmed) therein referred to as the Vendor of the one part and the Vendor Nos.1 and 2 (namely **Jamal Ahmed** and **Nasim Ahmed**) herein therein referred to as the Purchasers of the other part and registered with the Registrar

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Khanyal Khatun  
Page No. 10/10/75*

For Nightangle Traders Pvt. Ltd.  
for Khatun  
Director

For Sanket TradeCom Pvt. Ltd.  
for Khatun  
Director

For Manaskar Vyapar Pvt. Ltd.  
for Khatun  
Director

For Panchamukhi TradeCom Pvt. Ltd.  
for Khatun  
Director

For Gopika Projects Pvt. Ltd.  
for Khatun  
Director

For Manaskar Vyapar Pvt. Ltd.  
for Khatun  
Director

For Nightangle Traders Pvt. Ltd.  
for Khatun  
Director

For Sanket TradeCom Pvt. Ltd.  
for Khatun  
Director

For Manaskar Vyapar Pvt. Ltd.  
for Khatun  
Director

For Panchamukhi TradeCom Pvt. Ltd.  
for Khatun  
Director

For Gopika Projects Pvt. Ltd.  
for Khatun  
Director

For Nightangle Traders Pvt. Ltd.  
for Khatun  
Director

For Sanket TradeCom Pvt. Ltd.  
for Khatun  
Director

For Manaskar Vyapar Pvt. Ltd.  
for Khatun  
Director

of Assurances, Calcutta in Book No.1 Volume No.162 Pages 201 to 208 Being No.4138 for the year 1971, the **Vendor Nos.1 and 2 (namely Jamal Ahmed and Nasim Ahmed)** herein for valuable consideration purchased and acquired from the Vendors thereto **All That** the Municipal Premises No.6 Tangra Second Lane, Police Station Tangra, Kolkata 700046, containing an area of 1 (one) Bigha 16 (sixteen) Cotahs 12.5 (twelve and half) Chittacks more or less, together with various pucca dwelling houses messuages tenements hereditaments sheds structures and premises thereat, more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as "**the FIRST PREMISES**", absolutely and forever, and the names of the **Vendor Nos.1 and 2 (namely Jamal Ahmed and Nasim Ahmed)** were duly recorded as the owners of the said **First Premises** in the records of the Kolkata Municipal Corporation.

B. By an Indenture of Conveyance dated 22<sup>nd</sup> February 1974, made between Susama Beed (alias Susama Sundari Beed) and Indra Bhushan Beed (alias Khagendra Nath Beed) therein referred to as the Vendors of the one part and **all of the Vendors herein (namely Jamal Ahmed, Nasim Ahmed, Iqbal Ahmed and Anis Ahmed)** therein referred to as the Purchasers of the other part and registered with the Registrar of Assurances Calcutta in Book No.11 Volume No.58 Pages 40 to 56 Being No.1005 for the year 1974, all of the Vendors herein (**namely Jamal Ahmed, Nasim Ahmed, Iqbal Ahmed and Anis Ahmed**) for valuable consideration purchased and acquired from the Vendors thereto **All That** the Municipal Premises No.67 Christopher Road, Police Station Tangra, Kolkata 700046, containing an area of 3 (three) Bighas 14 (fourteen) Cottahs 8 (eight) Chittacks 40 (forty) Square Feet more or less, together with various pucca dwelling houses messuages tenements hereditaments sheds structures and premises thereat, more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as "**the SECOND PREMISES**", absolutely and forever, and the names of all of the Vendors herein (**namely Jamal Ahmed, Nasim Ahmed, Iqbal Ahmed and Anis Ahmed**) were duly recorded as the owners of the said **Second Premises** in the records of the Kolkata Municipal Corporation.

C. Both the said First Premises and the Second Premises are adjacent / contiguous parcels of land, containing an aggregate area of 5 (five) Bighas 11 (eleven) Cottahs 5 (five) Chittacks and 17.5 (seventeen and half) Square Feet more or less, and the same are collectively described in the **THIRD SCHEDULE** hereunder written and hereinafter collectively for the sake of brevity referred to as "**the SAID PREMISES**".

D. The Vendors had been carrying on business in co-partnership with each other under the name and style of "East Asia Skin Corporation", being the Confirming Party herein, pursuant to and in terms of the Deed of Partnership dated 2<sup>nd</sup> April

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1973. The Confirming Party was originally constituted by Nasim Ahmed and Jamal Ahmed by and under the Deed of Partnership dated 17<sup>th</sup> December 1971 and was subsequently reconstituted by the said Deed of Partnership dated 2<sup>nd</sup> April 1973 whereby Iqbal Ahmed and Anis Ahmed were inducted in as partners.

E By a Power of Attorney dated 9<sup>th</sup> November 1995, the said Nasim Ahmed had appointed one Irfan Ahmed for doing various acts deeds and things in connection with the dissolution of the said Firm, which was subsequently revoked by a Deed of Revocation dated 6<sup>th</sup> April 1999.

F. In or about October 2001, the said Nasim Ahmed filed a Suit for Partition and Administration, being Suit No.541 of 2001 in the High Court at Calcutta against Jamal Ahmed, Iqbal Ahmed and Anis Ahmed, in which the said Irfan Ahmed was also made a party, for partition of joint properties and also for delivery and cancellation of the said revoked Power of Attorney dated 9<sup>th</sup> November 1995 (hereinafter for the sake of brevity referred to as "the said Partition Suit").

G. However, on the strength of the said Power of Attorney dated 9<sup>th</sup> November 1995, the said Irfan Ahmed had purportedly transferred the one-half share of Nasim Ahmed in Premises No.6 Tangra 2<sup>nd</sup> Lane in favour of Jamal Ahmed and the one-fourth share of Nasim Ahmed in Premises No.67 Christopher Road in favour of Iqbal Ahmed, as also the share of the said Nasim Ahmed in another property, by and under three separate Deeds of Conveyance all dated 24<sup>th</sup> January 1996.

H. Upon coming to know of such transfer, the said Nasim Ahmed filed a Suit, being Civil Suit No.13 of 2006 in the High Court at Calcutta against the said Jamal Ahmed, Iqbal Ahmed and Irfan Ahmed, in which the said Anis Ahmed was made Proforma Defendant (hereinafter for the sake of brevity referred to as "the said Civil Suit"). On an application filed by the said Nasim Ahmed in the said Civil Suit, being G.A. No.110 of 2006, a dictated order was passed by the Hon'ble Justice Banerjee on 17<sup>th</sup> May, 2006 directing, inter alia, the defendants to obtain leave of this Hon'ble Court, if they wanted to deal with the subject property in question upon notice to the plaintiff.

I. The said Anis Ahmed filed a Suit in the City Civil Court at Calcutta, being Title Suit No.201 of 2001 against Jamal Ahmed and Iqbal Ahmed for dissolution of the said Partnership Firm and for accounts (hereinafter for the sake of brevity referred to as "the said Suit for Dissolution"). On an application made therein by Jamal Ahmed and Iqbal Ahmed, the said Suit was stayed. The said Suit for Dissolution was ultimately dismissed for non-prosecution on 19<sup>th</sup> May 2003. Thereafter, the said Anis Ahmed made an application under Section 11 of the Arbitration & Conciliation Act, 1996 in the High Court at Calcutta, being A-P.No.215 of 2001 (Anis Ahmed -vs- Jamal Ahmed & Others), when the Hon'ble High Court at Calcutta was pleased to appoint his Lordship The Hon'ble

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Justice Umesh Chandra Banerjee (as His Lordship then was) as Sole Arbitrator. The said Arbitration Proceeding before Hon'ble Justice Umesh Chandra Banerjee is still pending (hereinafter for the sake of brevity referred to as "the said Arbitration Proceeding"). The Vendors have taken steps for withdrawal of the said Arbitration Proceeding.

J. The parties to the various suits and proceedings, including those hereinbefore recited, settled all disputes and differences by and between them. By Order dated August 19, 2010 passed by The Hon'ble Justice Sanjib Banerjee in G.A.No.2685 of 2010 in the said Partition Suit, the said Partition Suit was dismissed as withdrawn and all interim applications made therein were treated as disposed of and interim orders stood vacated. On a joint application being made by the parties to the said Civil Suit, Hon'ble Justice Maharam Sinha by Order passed on 12<sup>th</sup> January 2011 as modified by the Order passed on 21<sup>st</sup> March 2011 ordered inter alia that the said Civil Suit to be decreed on consent in terms of the Terms of Settlement and the Supplementary Terms of Settlement (both collectively called "the said Terms of Settlement") annexed thereto and vacated the Order of Justice Banerjee dated 17<sup>th</sup> Mar, 2006. In the said Order passed on 12<sup>th</sup> January 2011, Hon'ble Justice Maharam Sinha ordered the above-mentioned Three Deeds of Conveyance all dated 24<sup>th</sup> January 1996 to be treated as cancelled.

K. According to and in terms of the said Orders and Decree in the said Civil Suit and the said Terms of Settlement filed therein, (i) the said Three Deeds of Conveyance, all dated 24<sup>th</sup> January 1996, have been cancelled and delivered up by the said Jamal Ahmed and Iqbal Ahmed; and (ii) that the said Jamal Ahmed and Iqbal Ahmed jointly have 57% (fifty-seven percent) undivided share (i.e. Jamal Ahmed having 28.50% share and Iqbal Ahmed having 28.50% share) in the said Premises (i.e. in both the said Premises No.6 Tangra 2<sup>nd</sup> Lane and Premises No.67 Christopher Road) and the said Nasim Ahmed and Anis Ahmed jointly have 43% (forty-three percent) undivided share (i.e. Nasim Ahmed having 21.50% share and Anis Ahmed having 21.50% share) in the said Premises (i.e. in both the said Premises No.6 Tangra 2<sup>nd</sup> Lane and Premises No.67 Christopher Road).

L. Under the said Terms of Settlement filed in the said Civil Suit, the Vendors agreed that they would sell their assets and pay the liabilities, including labour and related liabilities, of the Confirming Party.

M. The Vendors and the Confirming Party declare record and confirm and warrant in favour of the Purchasers that the Vendors were and still are the full and absolute owners of the said Premises in the shares hereinbefore recited and that the Confirming Party never had nor has any right title interest claim or demand whatsoever over and in respect of the said Premises or any part thereof.

N. In connection with ownership and title to the said Premises and other aspects thereof, the Vendors and the Confirming Party have held out represented before

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and assured the Purchasers and warranted in favour of the Purchasers, inter alia, as follows:

- a) That the facts recited hereinabove and the declarations, representations, assurances and warranties given hereinbelow are all true and correct and the Purchasers can safely rely upon the same.
- b) That the said Premises and each of them and every part thereof is free from all encumbrances, mortgages, charges, leases, tenancies, liens, lispendens, attachments, debentures, trusts, usages, thika, tenancies, claims, demands, acquisitions, requisitions, alignments and liabilities whatsoever or howsoever;
- c) That municipal and other rates and taxes in respect of the said Premises have been duly paid;
- d) That the entirety of the said Premises is in khas, peaceful, vacant, physical possession of the Vendors and other than the Vendors no other person has any right or claim of possession to the said Premises or any of them or any part thereof either as tenant, lessee, licensee or otherwise whatsoever.
- e) That the said Premises or any of them or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendors or any of them for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other ACTS for the time being in force;
- f) That the said Premises or any of them or any portion thereof is not affected by any notice of scheme or alignment of the Kolkata Municipal Corporation or the Kolkata Metropolitan Development Authority or the Kolkata Improvement Trust or the Metro Railways or the Government or any other Public or Statutory Body or Authority.
- g) That no declaration has been made or published for acquisition or requisition of the said Premises or any of them or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Premises or any of them or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever.

*Sanjiv Singh* *ca* *RT*



h) That save those hereinbefore recited, there is no suit or litigation filed or pending against the Vendors or any of them or their predecessors-in-title or the Confining Party in any court of law concerning the said Premises or any part thereof.

i) That the said Premises or any part or portion thereof is not affected by or under the provisions of the erstwhile Calcutta Thika and other "enclaves and Lands (Acquisition and Regulation) Act, 1981 or the West Bengal Thika Tenancy (Acquisition and Regulation) Act, 2001 nor is there any impediment under the provisions of the said Acts in the Vendors selling conveying and transferring the said Premises.

j) That the Vendors or any of them never held nor hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 or any other act or statute applicable to the said Premises, nor did the predecessors-in-title or interest of the Vendors hold any excess land / vacant land within the meaning of such Acts or any other act or statute applicable to the said Premises;

k) That there is no impediment under the Urban Land (Ceiling & Regulation) Act, 1975 for the Vendors to sell and convey the said Premises.

l) That there is no subsisting agreement for transfer by way of sale, lease or otherwise the said Premises or any part thereof or any undivided share therein;

m) That the said Premises or any part thereof is not affected by or subject to any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, any charge lien dependents or annuity, any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, any trust resulting or constructive arising under any debitor name benami transaction or otherwise, any debutter wakf or devasa, any attachment including attachment before judgment of any Court or authority, any right of any person under any valid agreement or otherwise, any burden or obligation other than payment of land Revenue, any restrictive covenant or any pre-emption agreement or any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order.

n) That the said Premises is not affected by any right of way, water light support drainage or any other easement with any other property.

o) That the said Premises or any part thereof is not affected by any partition wall, common wall, drains, ways, paths or passages.

*Signature*  
RA



Registrar of Assurances  
Kolkata, West Bengal  
14 Apr 2011

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- p) That the said Premises never ever vested in the Official Assignee or in the Receiver-in-lisolvency or any other Receiver;
- q) That there is no legal bar or restraining order or impeded or any other difficulty in the Vendors selling conveying and/or dealing with the said Premises or any part thereof;

O. By an Indenture of Conveyance of even date made between the Vendors herein therein also referred to as the Vendors of the First Part, the Purchasers herein therein also referred to as the Purchasers of the Second Part and the Confirming Party herein therein also referred to as the Confirming Party of the Third Part, the Vendors have for the consideration therein mentioned granted sold conveyed transferred assigned and assured and the Confirming Party concurred confirmed granted assigned assured disclaimed released unto and to the Purchasers **ALL That 10% (ten percent) undivided share** in the said Premises (i.e. both the said First Premises and the Second Premises), absolutely and forever free from all encumbrances and liabilities whatsoever.

P. As agreed between the parties hereto, the Vendors are now selling conveying and transferring unto and to the Purchasers **All That the remaining 90% (ninety percent) undivided share** in the said Premises (i.e. both the said First Premises and the Second Premises), absolutely and forever free from all encumbrances and liabilities whatsoever for valuable consideration as hereinbelow mentioned.

Q. It is recorded that the Purchasers have duly made payment of the entire agreed consideration payable to the Vendors, and the Vendors have delivered possession of the entirety of said Premises to the Purchasers.

**I. NOW THIS INDENTURE WITNESSETH** that in the premises aforesaid and in consideration of the sum of **Rs.40,19,25,836/= (Rupees forty crores nineteen lacs twenty-five thousand eight hundred and thirty-eight) only** of the lawful money of the Union of India in hand and well and truly by the Purchasers to the Vendors, paid at or before the execution hereof (the receipt whereof the Vendors do and each of them doth hereby as also by memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchasers and the properties, benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendors do and each of them doth hereby irrevocably and absolutely grant sell convey transfer assign and assure and the Confirming Party doth hereby concur confirm assure unto and to the Purchasers **ALL THAT 90% (ninety percent) undivided share in ALL THOSE** the said Premises fully described in the **THIRD SCHEDULE** hereunder written, being **Firstly All That the said First Premises**, being Municipal Premises No.6 Tangra 2<sup>nd</sup> Lane, Police Station Tangra, Kolkata 700046, containing an area of 1 (one) Bigha 16 (sixteen) Cottahs 12.5 (twelve

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and half) Chittacks more or less, together with various pucca dwelling houses messuages tenements hereditaments sheds structures and premises thereat, more fully and particularly mentioned and described in the **First Schedule** hereunder written **And Secondly All That the said Second Premises**, being Municipal Premises No.67 Christopher Road, Police Station Tarigra, Kolkata 700046, containing an area of 3 (three) Bighas 14 (fourteen) Cotars 8 (eight) Chittacks 40 (forty) Square Feet more or less, together with various pucca dwelling houses messuages tenements hereditaments sheds structures and premises thereat, more fully and particularly mentioned and described in the **Second Schedule** hereunder written, both being adjacent / contiguous parcels of land, **AND** all and entire ownership shares rights title interest of the Vendors and each of them respectively into or upon the said Premises and each of them and all rights benefits advantages appurtenances and appendages connected and/or attributable thereto **TOGETHER WITH** like share in all and singular the intangible assets edifices fixtures gates courts courtyards compound compound walls areas sewers drains ways paths passages driveways fences hedges ditches trees walls boundary walls water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever to the said Premises belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** all legal incidents thereof **AND** reversion or reversions remainder or remainders and the rents issues and profits thereof and all and every part thereof **AND** all the estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendors and each of them into out or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidence of title which in anywise relate to the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be which now are or heretofore shall or may be in possession power or control of the Vendors or any of them or any other person or persons from whom the Vendors or any of them can or may procure the same without any action or suit **TO HAVE AND TO HOLD** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers absolutely and forever free from all encumbrances mortgages charges liens lispendens attachments trusts uses debentures leases tenancies bhika tenancies occupancy rights claims dema 's acquisition requisition alignment and liabilities whatsoever or howsoever and with 'khas' peaceful vacant possession of the entirety of the said Premises.

**II. THE VENDORS AND THE CONFIRMING PARTY DO AND EACH OF THEM DOETH HEREBY COVENANT WITH THE PURCHASERS** as follows:

- (i) THAT notwithstanding any act deed matter or thing by the Vendors or the Confirming Party or any of them done committed executed or knowingly permitted or suffered to the contrary the Vendors have been and are now lawfully rightfully and absolutely seized and possessed of

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REGISTRAR OF ASSURANCES  
KOLKATA

and/or otherwise well and sufficiently entitled to the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;

(ii) **AND THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;

(iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now in themselves good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all and singular the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents and that the sale effected / made by the Vendors in favour of the Purchasers is in their personal capacities as well as in their capacities as the partners of the Confirming Party;

(iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges liens attachments leases tenancies occupancy rights restrictive covenants lespondens uses debentures trusts prohibitions and liabilities whatsoever or howsoever made or suffered by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or any of them or their predecessors-in-title.

(v) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming as aforesaid.

(vi) **AND THAT** free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually lawfully defended kept harmless and indemnified

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of from and against all manner of former and other estate right title interest charges mortgages encumbrances leases tenancies occupancy rights restrictive covenants liens attachments lispendens uses debentures trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendors or the Confirming Party or any of them or person or persons claiming as aforesaid.

(vii) **AND THAT** the Vendors and the Confirming Party and each of them and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the said premises or any part thereof through under or in trust for the Vendors or any of them or their predecessors-in-title 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 for further better and more perfectly assuring the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers.

(viii) **AND THAT** the Vendors and each of them shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchasers produce or cause to be produced to the Purchasers and each of them or the Purchasers' agent or agents or any person or persons as the Purchasers or any of them may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to the said Premises which are not expressly delivered to the Purchasers and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchasers or any of them and will at all times hereafter keep such documents-of-title safe unobliterated and uncanceled.

(ix) **AND ALSO THAT** the Vendors and the Confirming Party and each of them shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchasers and the Purchasers' successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchasers or the Purchasers' successors or successors in title or interest by reason of any defect in the title of the Vendors to the said Premises or by reason of any of the representations declarations and assurances made by the Vendors and/or the Confirming party herein being found to be untrue, incorrect, false or misleading.

**III. AND THE CONFIRMING PARTY DOETH HEREBY REPRESENT ASSURE AND WARRANT IN FAVOUR OF THE PURCHASERS as follows:**

*See defect - A.A*



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a) That the Vendors were and still are the full and absolute owners of the said Premises absolutely and forever free from all encumbrances mortgages charges leases tenancies liens lispendens attachments debentures trusts uses thika tenancies claims demands acquisition requisition alignment and liabilities whatsoever or howsoever and were in physical possession thereof and the Confirming Party never had nor has any share right title interest ownership whatsoever or howsoever in the said Premises or any of them or any part or portion thereof except that it was allowed to use a portion of the said Premises for sometime till closure of the business in the year 2001;

b) That the Confirming Party has no claim or demand whatsoever or howsoever against the Vendors or the Purchasers or the said Premises or any part thereof or any undivided share therein;

**THE FIRST SCHEDULE ABOVE REFERRED TO:  
(First Premises)**

All That the various pucca dwelling houses messuagias tenements hereditaments sheds structures and premises (plinth area of sheds and structures being 24,276 square feet more or less) together with the piece or parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing as per documents of title an area of 1 (one) Bigha 16 (sixteen) Cottahs 12.5 (twelve and half) Chittacks more or less (equivalent to 26,482.5 sq. ft.) situate lying at and being Municipal Premises No.6 Tangra 2<sup>nd</sup> Lane, Police Station Tangra, Kolkata 700046, within the municipal limits of the Kolkata Municipal Corporation, Ward No.58, Sub-Registration Office Sealdah, in the District of South 24 Parganas, as delineated in the First Plan annexed hereto duly bordered thereon in "Blue", and butted and bounded as follows:

- On the North : By Tangra 2<sup>nd</sup> Lane;
- On the East : By Premises Nos.77/1 and 76, Christopher Road;
- On the South : By Premises No.77/1A Christopher Road;
- On the West : By Premises No.69 and 67 Christopher Road;

OR HOWSOEVER OTHERWISE the same now are or were or heretofore were or was situated butted bounded called known numbered described or distinguished.

**THE SECOND SCHEDULE ABOVE REFERRED TO:  
(Second Premises)**

All That the various pucca dwelling houses messuagias tenements hereditaments sheds structures and premises (plinth area of sheds and structures being 19,577 square feet more or less and area of various dwelling houses being 27,766 square feet more or less) together with the piece or parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing as per documents of title an area of 3 (three) Bighas 14 (fourteen) Cottahs 8 (eight)

*[Handwritten signature]* G.S. N.P.



*[Handwritten mark]*

Chittacks 40 (forty) Square Feet more or less (equivalent to 53,680 sqft.) situate lying at and being Municipal Premises No.67 Christopher Road, Police Station Police Station Tangra, Kolkata 700046, within the municipal limits of the Kolkata Municipal Corporation, Ward No.58, Sub-Registration Office Seakobh, in the District of South 24 Parganas, as delineated in the **Second Plan** annexed hereto duly bordered thereon in "Pink", and butted and bounded as follows:

- On the **North** : By Premises No.11 Tangra 2<sup>nd</sup> Lane;
- On the **East** : By Premises No.6 Tangra 2<sup>nd</sup> Lane and Premises No.69 Christopher Road;
- On the **South** : By Premises No.69 Christopher Road and Premises No.6 Tangra, 2<sup>nd</sup> Lane; and
- On the **West** : By Christopher Road and Premises No.10/9, 10/11 & 10/12 Gobinda Khaitick Road;

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**  
(said Premises)

**ALL THOSE** the above mentioned Municipal Premises No.6 Tangra 2<sup>nd</sup> Lane and Municipal Premises No.67 Christopher Road, Police Station Tangra, Kolkata 700046, described in the **First Schedule** and the **Second Schedule** hereinabove written respectively, both being adjacent / contiguous parcels of land, containing as per documents of title an aggregate land area of 5 (five) Bighas 11 (eleven) Cotzans 5 (five) Chittacks and 17.5 (seventeen and half) Square Feet more or less (equivalent to 80,162.5 sqft.), with plinth area of sheds and structures being 43,853 square feet more or less and area of various dwelling houses being 27,766 square feet more or less, and collectively delineated in the **Third Plan** annexed hereto duly bordered thereon in "Red" and butted and bounded as follows:

- On the **North** : Partly by Tangra 2<sup>nd</sup> Lane and partly by Premises No.11 Tangra 2<sup>nd</sup> Lane;
- On the **East** : By 77/1 and 76, Christopher Road;
- On the **South** : By Premises No.69 Christopher Road and Premises No.77/1A Christopher Road; and
- On the **West** : By Christopher Road and Premises No.10/9, 10/11 & 10/12 Gobinda Khaitick Road;

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

**BE IT MENTIONED** that **90% (ninety percent)** undivided share in the said Premises is the subject matter of sale under these presents, which is equivalent to 72,146 square feet more or less in land area, 39,468 square feet more or less in sheds and structures and 24,989 square feet more or less in dwelling houses, which is cemented and residential.

*Signature* *NA*



*Handwritten mark*

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

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

*A. S. Khan*

*Advocate, High Court, Calcutta*  
*Mohammad Ibrahim Shamsi*  
(MOHAMMAD IBRAHIM SHAMSI)

*Sugam Ghosh*  
(SUGAM GHOSH)  
*Advocate, Calcutta High Court, Calcutta*

*Jamal Ahmed*  
(JAMAL AHMED)

*Nasim Ahmed*  
(NASIM AHMED)

*Iqbal Ahmed*  
(IQBAL AHMED)

*Anis Ahmed*  
(ANIS AHMED)



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

1. *Shriyug Mukherjee*  
*Kolkata*  
*High Court, Calcutta.*

2. *Francis Xavier,*  
*Advocate.*  
*High Court, Calcutta.*



For Harmony V aimsy Pvt Ltd,  
*Richard Ram*  
Director

For Sankat Vincom Pvt Ltd  
*Sanjay Kumar*  
Director  
*(N.M. Singh)*

For Anchor Vincom Pvt Ltd  
*Sulap Ghosh*  
Director

For Bolero Tradelink Pvt. Ltd.  
*Sukdeb Saha*  
Director  
*Anant Kumar*

For Award Tradelink Pvt. Ltd.  
*[Signature]*  
Director

For Campus Tradelink Pvt. Ltd.  
*Jogank Saha*  
Director

For Campus Vincom Pvt. Ltd.  
*Sukdeb Saha*  
Director  
*Anant Kumar*

For Vincom Tradelink Pvt. Ltd.  
*[Signature]*  
Director

For MDANGKAM TRADELINK PVT. LTD.  
*[Signature]*  
Director  
*[Signature]*  
Director

For Micrograph Tradelink Pvt. Ltd.  
*[Signature]*  
Director  
*[Signature]*  
Director

For ADE TOWNSHIP PVT. LTD  
*[Signature]*  
Director

For Sankat Tradelink Pvt. Ltd.  
*[Signature]*  
Director

For MAMSOOR VINCOM PVT. LTD.  
*[Signature]*  
Director

For Nightagle Tradelink Pvt. Ltd.  
*[Signature]*  
Director

For Sankat Tradelink Pvt. Ltd.  
*[Signature]*  
Director

GOPIKA PROJECTS PVT. LTD.  
*[Signature]*  
Director



SIGNED SEALED AND DELIVERED by the above-named CONFIRMING PARTY at Kolkata in the presence of:

*[Signature]*

*[Signature]*

for East Asia Steam Corporation

Genis Ahmed  
(Partner)

Nasim Ahmed  
(Partner)

Sajid Ahmed  
LOCAL AGENT

*[Signature]*

(JAMAL AHMED)  
FOR MESSRS.



*[Handwritten mark]*

**RECEIPT AND MEMO OF CONSIDERATION:**

Received of and from the withinnamed Purchasers the withinmentioned sum of **Rs.40,19,25,838/= (Rupees forty crores nineteen lacs twenty-five thousand eight hundred and thirty-eight) only** being the consideration in full payable under these presents as per memo written hereinbelow:

**MEMO OF CONSIDERATION:**

Cheque No.	Dated	Drawn on	Issued by	Favouring	Amount (Rs.)
202896	14/7/11	Kanataka Bank Ltd.	Kanataka Vyapar Pvt. Ltd.	Nasim Ahmed	1,72,000/-
483991	14/7/11	Kanataka Bank Ltd.	Visionary Commercial Pvt. Ltd.	Iqbal Ahmed	2,28,000/-
941339	14/7/11	Kanataka Bank Ltd.	Gopala Projects Pvt. Ltd.	Jamal Ahmed	2,28,000/-
483932	14/7/11	Kanataka Bank Ltd.	Apa Township Pvt. Ltd.	Anis Ahmed	1,72,000/-
881783	06/4/11	The Vysya Bank Ltd.	Harrison Vineyard Pvt. Ltd.	Jamal Ahmed	42,95,254/-
881730	06/4/11	The Vysya Bank Ltd.	Misconvent Vineyard Pvt. Ltd.	Jamal Ahmed	21,45,254/-
881734	06/4/11	The Vysya Bank Ltd.	Nightingale Traders Pvt. Ltd.	Jamal Ahmed	71,45,254/-
881742	06/4/11	The Vysya Bank Ltd.	Compass Tradeflink Pvt. Ltd.	Jamal Ahmed	71,45,254/-
881751	06/4/11	The Vysya Bank Ltd.	Sanket Vincom Pvt. Ltd.	Jamal Ahmed	71,45,254/-
881703	06/4/11	The Vysya Bank Ltd.	Boero Tradeflink Pvt. Ltd.	Jamal Ahmed	71,45,254/-
881775	07/4/11	The Vysya Bank Ltd.	Champs Vincom Pvt. Ltd.	Jamal Ahmed	71,45,254/-
881725	06/4/11	The Vysya Bank Ltd.	Misconvent Tradeflink Pvt. Ltd.	Jamal Ahmed	71,45,254/-
881678	5/4/11	The Vysya Bank Ltd.	Sanket Tradeflink Pvt. Ltd.	Jamal Ahmed	71,45,254/-
881759	06/4/11	The Vysya Bank Ltd.	Anchor Tradeflink Pvt. Ltd.	Jamal Ahmed	71,45,254/-
881738	06/4/11	The Vysya Bank Ltd.	Anchor Vincom Pvt. Ltd.	Jamal Ahmed	71,45,254/-
881746	06/4/11	The Vysya Bank Ltd.	Award Tradeflink Pvt. Ltd.	Jamal Ahmed	71,45,254/-
038203	02/3/11	Kanataka Bank Ltd.	Visionary Commercial Pvt. Ltd.	Jamal Ahmed	35,65,402/-
CASH	04/3/11		Visionary Commercial Pvt. Ltd.	Jamal Ahmed	2,50,000/-
RTGS (MARBH110 80008822)	21/3/11	Kanataka Bank Ltd.	Visionary Commercial Pvt. Ltd.	Jamal Ahmed	10,00,000/-
038298	05/4/11	Kanataka Bank Ltd.	Visionary Commercial Pvt. Ltd.	Jamal Ahmed	23,20,652/-
038207	02/3/11	Kanataka Bank Ltd.	Apa Township Pvt. Ltd.	Jamal Ahmed	35,65,402/-


  
 Jamal Ahmed



Check No.	Dated	Drawn on	Issued by	For	Amount (Rs.)
951901	06/4/11	Karnataka Bank Ltd.	Ace Township Pvt. Ltd	Jamal Ahmed	35,79,952/-
030294	20/3/11	Karnataka Bank Ltd.	Namaskar Vyapar Pvt. Ltd	Jamal Ahmed	33,78,652/-
038271	02/3/11	Karnataka Bank Ltd.	Namaskar Vyapar Pvt. Ltd	Jamal Ahmed	35,65,402/-
CASH	4/03/11	-	Namaskar Vyapar Pvt. Ltd	Jamal Ahmed	2,50,000/-
030275	02/2/11	Karnataka Bank Ltd	Gopika Projects Pvt. Ltd	Jamal Ahmed	35,65,402/-
038286	22/2/11	Karnataka Bank Ltd	Gopika Projects Pvt. Ltd	Jamal Ahmed	30,65,402/-
238392	28/2/11	Karnataka Bank Ltd	Gopika Projects Pvt. Ltd	Jamal Ahmed	14,250/-
CASH	12/3/11	-	Gopika Projects Pvt. Ltd	Jamal Ahmed	5,00,000/-
881784	06/4/11	The Vysya Bank Ltd	Hannity Vinmay Pvt. Ltd	Nasim Ahmed	20,03,927/-
881731	06/4/11	The Vysya Bank Ltd	Mongrophi Vinmay Pvt. Ltd	Nasim Ahmed	41,53,927/-
881735	06/4/11	The Vysya Bank Ltd	Nighanath Tradar Pvt. Ltd	Nasim Ahmed	41,53,927/-
881743	06/4/11	The Vysya Bank Ltd	Chauhan Tradar Pvt. Ltd	Nasim Ahmed	41,53,927/-
881752	06/4/11	The Vysya Bank Ltd	Senske Vincon Pvt. Ltd	Nasim Ahmed	41,53,927/-
881764	06/4/11	The Vysya Bank Ltd	Boreo Tradelink Pvt. Ltd	Nasim Ahmed	41,53,927/-
881787	06/4/11	The Vysya Bank Ltd	Canopus Vincom Pvt. Ltd	Nasim Ahmed	41,53,927/-
881756	06/4/11	The Vysya Bank Ltd	Nosodram Tradelink Pvt. Ltd	Nasim Ahmed	41,53,927/-
881750	06/4/11	The Vysya Bank Ltd	Sankat Tradecom Pvt. Ltd	Nasim Ahmed	41,53,927/-
881760	06/4/11	The Vysya Bank Ltd	Panchamukhi Tradecom Pvt. Ltd	Nasim Ahmed	41,53,927/-
881739	06/4/11	The Vysya Bank Ltd	Anchor Vincom Pvt. Ltd	Nasim Ahmed	41,53,927/-
881747	06/4/11	The Vysya Bank Ltd	Award Tradelink Pvt. Ltd	Nasim Ahmed	41,53,927/-
CASH	02/4/11	-	Award Tradelink Pvt. Ltd	Nasim Ahmed	2,50,000/-
951005	06/4/11	Karnataka Bank Ltd.	Visionage Commercial Pvt. Ltd	Nasim Ahmed	14,53,488/-
038296	29/3/11	Karnataka Bank Ltd.	Visionage Commercial Pvt. Ltd	Nasim Ahmed	27,00,439/-
038288	02/3/11	Karnataka Bank Ltd.	Acc Township Pvt. Ltd	Nasim Ahmed	26,89,689/-
CASH	02/4/11	-	Acc Township Pvt. Ltd	Nasim Ahmed	2,50,000/-
951002	06/4/11	Karnataka Bank Ltd	Acc Township Pvt. Ltd	Nasim Ahmed	12,14,238/-



*Signature*  
*Signature*  
*Signature*

Cheque No.	Dated	Drawn on	Issued By	Discounting	Amount (Rs.)
901906	06/4/11	Kannada Bank Ltd.	Namaskar Vyapar Pvt. Ltd.	Nasir Ahmed	14,53,488/-
038292	28/3/11	Kannada Bank Ltd.	Namaskar Vyapar Pvt. Ltd.	Nasir Ahmed	27,00,439/-
236391	28/3/11	Kannada Bank Ltd.	Goika Projects Pvt. Ltd.	Nasir Ahmed	10,750/-
038288	22/2/11	Kannada Bank Ltd.	Goika Projects Pvt. Ltd.	Nasir Ahmed	26,86,489/-
038290	06/4/11	Kannada Bank Ltd.	Goika Projects Pvt. Ltd.	Nasir Ahmed	14,53,492/-
881785	08/4/11	The Wyya Bank Ltd.	Harsha Vimey Pvt. Ltd.	Iqbal Ahmed	42,96,054/-
881732	06/4/11	The Wyya Bank Ltd.	Microport Vimey Pvt. Ltd.	Iqbal Ahmed	71,45,054/-
881736	06/4/11	The Wyya Bank Ltd.	Nighantre Traders Pvt. Ltd.	Iqbal Ahmed	71,45,054/-
881744	06/4/11	The Wyya Bank Ltd.	Compass Tradeline Pvt. Ltd.	Iqbal Ahmed	71,45,054/-
881753	06/4/11	The Wyya Bank Ltd.	Sanket Vincom Pvt. Ltd.	Iqbal Ahmed	71,45,054/-
881765	06/4/11	The Wyya Bank Ltd.	Bolero Technik Pvt. Ltd.	Iqbal Ahmed	71,45,054/-
881776	07/4/11	The Wyya Bank Ltd.	Compass Vincom Pvt. Ltd.	Iqbal Ahmed	71,45,054/-
881757	06/4/11	The Wyya Bank Ltd.	Namaskar Traders Pvt. Ltd.	Iqbal Ahmed	71,45,054/-
881880	5/4/11	The Wyya Bank Ltd.	Tradecore Pvt. Ltd.	Iqbal Ahmed	71,45,054/-
881761	06/4/11	The Wyya Bank Ltd.	Tradecore Pvt. Ltd.	Iqbal Ahmed	71,45,054/-
881740	06/4/11	The Wyya Bank Ltd.	Andon Vincom Pvt. Ltd.	Iqbal Ahmed	68,85,054/-
CASH	04/2/11		Andon Vincom Pvt. Ltd.	Iqbal Ahmed	2,50,000/-
881748	06/4/11	The Wyya Bank Ltd.	Almit Technik Pvt. Ltd.	Iqbal Ahmed	71,45,054/-
038265	02/3/11	Kannada Bank Ltd.	Vasopage Commerce Pvt. Ltd.	Iqbal Ahmed	35,65,402/-
038299	05/4/11	Kannada Bank Ltd.	Vasopage Commerce Pvt. Ltd.	Iqbal Ahmed	35,79,652/-
038289	02/3/11	Kannada Bank Ltd.	Aas Township Pvt. Ltd.	Iqbal Ahmed	35,65,402/-
951300	06/4/11	Kannada Bank Ltd.	Aas Township Pvt. Ltd.	Iqbal Ahmed	35,79,652/-
038273	02/2/11	Kannada Bank Ltd.	Namaskar Vyapar Pvt. Ltd.	Iqbal Ahmed	35,65,402/-
038295	28/3/11	Kannada Bank Ltd.	Namaskar Vyapar Pvt. Ltd.	Iqbal Ahmed	35,79,652/-
038277	02/3/11	Kannada Bank Ltd.	Goika Projects Pvt. Ltd.	Iqbal Ahmed	35,65,402/-
038289	22/3/11	Kannada Bank Ltd.	Goika Projects Pvt. Ltd.	Iqbal Ahmed	28,13,402/-

*[Signature]*  
 Date: 11/05/2011  
 20 NA



1102 MAY 11 2011  
 1102 MAY 11 2011



Check No.	Dated	Drawn on	Issued by	Favouring	Amount (Rs.)
CASH	04/2/11		Gopika Projects Pvt. Ltd.	Iqbal Ahmed	2,50,000/-
8105 Karnataka Bank Ltd. 730018403	14/2/11	Karnataka Bank Ltd.	Gopika Projects Pvt. Ltd.	Iqbal Ahmed	5,00,000/-
736390	28/2/11	Karnataka Bank Ltd.	Gopika Projects Pvt. Ltd.	Iqbal Ahmed	14,250/-
881786	08/4/11	The Vysya Bank Ltd.	Harmony Vinnimay Pvt. Ltd.	Anis Ahmed	32,40,128
881733	06/4/11	The Vysya Bank Ltd.	Munishabh Vinnimay Pvt. Ltd.	Anis Ahmed	53,00,128/-
881737	06/4/11	The Vysya Bank Ltd.	Nishikant Traders Pvt. Ltd.	Anis Ahmed	53,90,128/-
881745	06/4/11	The Vysya Bank Ltd.	Compass Tradeflink Pvt. Ltd.	Anis Ahmed	53,90,128/-
881754	06/4/11	The Vysya Bank Ltd.	Santosh Vincom Pvt. Ltd.	Anis Ahmed	53,90,128/-
881766	06/4/11	The Vysya Bank Ltd.	Bolero Tradeflink Pvt. Ltd.	Anis Ahmed	53,90,128/-
881777	07/4/11	The Vysya Bank Ltd.	Campus Vincom Pvt. Ltd.	Anis Ahmed	53,90,128/-
881758	06/4/11	The Vysya Bank Ltd.	Mangalam Tradeflink Pvt. Ltd.	Anis Ahmed	53,00,128/-
881681	5/4/11	The Vysya Bank Ltd.	Sanket Tradecom Pvt. Ltd.	Anis Ahmed	53,90,128/-
881762	06/4/11	The Vysya Bank Ltd.	Prachin Tradecom Pvt. Ltd.	Anis Ahmed	53,90,128/-
881741	06/4/11	The Vysya Bank Ltd.	Akhor Vincom Pvt. Ltd.	Anis Ahmed	53,90,128/-
881749	06/4/11	The Vysya Bank Ltd.	Award Tradeflink Pvt. Ltd.	Anis Ahmed	53,90,128/-
038266	02/2/11	Karnataka Bank Ltd.	Visionage Commercial Pvt. Ltd.	Anis Ahmed	26,89,689/-
038297	29/2/11	Karnataka Bank Ltd.	Visionage Commercial Pvt. Ltd.	Anis Ahmed	27,00,129/-
038270	02/2/11	Karnataka Bank Ltd.	Acc-TradeShip Pvt. Ltd.	Anis Ahmed	26,89,689/-
951904	06/4/11	Karnataka Bank Ltd.	Acc-TradeShip Pvt. Ltd.	Anis Ahmed	27,00,138/-
038274	02/2/11	Karnataka Bank Ltd.	Nanasaheb Vyasaiah Pvt. Ltd.	Anis Ahmed	26,89,689
038293	28/2/11	Karnataka Bank Ltd.	Nanasaheb Vyasaiah Pvt. Ltd.	Anis Ahmed	27,00,139/-
038278	02/2/11	Karnataka Bank Ltd.	Gopika Projects Pvt. Ltd.	Anis Ahmed	26,89,682/-
038287	22/2/11	Karnataka Bank Ltd.	Gopika Projects Pvt. Ltd.	Anis Ahmed	26,89,682/-
236393	28/2/11	Karnataka Bank Ltd.	Gopika Projects Pvt. Ltd.	Anis Ahmed	10,729/-
356227	7/4/11	The Vysya Bank Ltd.	ALL 16 PURCHASERS Harmony Vinnimay Pvt. Ltd.	Tax Deductible at Source - A/C Hasan Ahmed Cheque Favouring - Harish Kumar with the instructions of Jinal Animesh	1,97,792.16/- 28,53,008/-

*[Handwritten signature]*  
at No



Check No.	Dated	Drawn on	Issued by	Favouring	Amount (Rs.)
358230	7/7/11	The Vysya Bank Ltd	Harmony Winway Pvt Ltd	Omjeet Favouring Singhania as per instructions of Harim	21,50,000/-
358229	7/7/11	The Vysya Bank Ltd	Harmony Winway Pvt Ltd	Omjeet Favouring Harisa Kumar as per instructions of Harim	28,50,000/-
358228	7/7/11	The Vysya Bank Ltd	Harmony Winway Pvt Ltd	Omjeet Favouring Singhania as per instructions of Anis Ahmed	21,50,000/-
CASH	11/4/11		Sahdev Tradecom Pvt Ltd	Islah Ahmed	9/-
CASH	11/4/11		Sahdev Tradecom Pvt Ltd	Jamal Ahmed	9/-
<b>Total:</b>					<b>40,19,25,838/-</b>

*Omjeet*

*Nasim Ahmed*

*Islah Ahmed*

*Anis Ahmed*

WITNESSES:

*S. D. Ramesh*

*Harim Singh*

Drawn by:  
 Mufam Samadji  
 Caravan Sarsadji  
 Address: High Court,  
 Court No. 11













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

Endorsement For Deed Number : I - 03143 of 2011  
(Serial No. 02777 of 2011)

**Payment of Fees:**

On 11/04/2011

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

Presented for registration at 17.45 hrs on 11/04/2011, at the Private residence by Hrish Kumar Sengupta, one of the Claimants.

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

Execution is admitted on 11/04/2011 by

Sajid Ahmed  
Partner, East Asia Skin Corporation., 67, Christopher Road, CALCUTTA, Thana-Beniapukur,  
District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin:-700046.  
. By Profession : Others

Nasim Ahmed  
Partner, East Asia Skin Corporation., 67, Christopher Road, CALCUTTA, Thana-Beniapukur,  
District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin:-700046.  
. By Profession : Business

Iqbal Ahmed  
Partner, East Asia Skin Corporation., 67, Christopher Road, CALCUTTA, Thana-Beniapukur,  
District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin:-700046.  
. By Profession : Others

Avis Ahmed  
Partner, East Asia Skin Corporation., 67, Christopher Road, CALCUTTA, Thana-Beniapukur,  
District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin:-700046.  
. By Profession : Others

Sachar Basu  
Director, Harmany Vinimay Pvt. Ltd., 42 A, Shakespore Sarani, CALCUTTA, Thana-Shakespore  
Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin:-700019.  
. By Profession : Others

Shardul Bhowika  
Authorised Signatory, Sanket Vincom Pvt. Ltd., 7, Iron Side Road, CALCUTTA Thana/Bulbarga,  
District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin:-700017.  
. By Profession : Others

Authorised Signatory, Panchamukhi Tradecom Pvt. Ltd., 5/1 A, Hungerford Street, CALCUTTA,  
Thana-Shakespore Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin:-700017.  
. By Profession : Others

Dilip Ghosh  
Director, Anchor Vincom Pvt. Ltd., 1, Sarojini Naidu Sarani, CALCUTTA, Thana-Shakespore Sarani,  
District-Kolkata, WEST BENGAL, India, P.O. :- Pin:-700017.  
. By Profession : Others



11/04/2011  
(Ashok Bandyopadhyay)  
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA



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

Endorsement For Deed Number : I - 03143 of 2011  
(Serial No. 02777 of 2011)

Sudow Saha  
Authorised Signatory, Bolero Trade Link Pvt. Ltd., 5/1 A, Hungerford Street, CALCUTTA,  
Thana-Shakespeare Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017.  
Thana-Shakespeare Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017.  
By Profession : Others  
Dipankar Shome  
Director, Aard Tradelink Pvt. Ltd., 1, Sarojini Naidu Sarani, CALCUTTA, Thana-Shakespeare  
Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017.  
By Profession : Others  
Jayanta Saha  
Director, Campus Tradelink Pvt. Ltd., 42 A, Shakespeare Sarani, CALCUTTA, Thana-Shakespeare  
Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017.  
By Profession : Others  
Rohit Singhania  
Director, Visionage Commercial Pvt. Ltd., 1, Sarojini Naidu Sarani, CALCUTTA, Thana-Shakespeare  
Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017.  
Director, A C E Township Pvt. Ltd., 1, Sarojini Naidu Sarani, CALCUTTA, Thana-Shakespeare  
Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017.  
By Profession : Others  
Ranjit Kumar Jhaibaitia  
Authorised Signatory, Monogram Trade Link Pvt. Ltd., 7, Iron Side Road, CALCUTTA,  
Thana-Bullygunge, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019,  
District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019.  
By Profession : Others  
Vivek Kumar Sharma  
Director, Micrograph Vinimay Pvt. Ltd., 42 A, Shakespeare Sarani, CALCUTTA, Thana-Shakespeare  
Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017.  
By Profession : Others  
Harish Kumar Singhania  
Director, Namaskar Vyapar Pvt. Ltd., 1, Sarojini Naidu Sarani, CALCUTTA, Thana-Shakespeare  
Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017.  
Director, Caplike Projects Pvt. Ltd., 1, Sarojini Naidu Sarani, CALCUTTA, Thana-Shakespeare Sarani,  
District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017.  
By Profession : Others



13 APR 2011

( Ashok Bandyopadhyay )  
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA  
Endorsement Page 2 of 3

04/2011 12:07:00



Government of West Bengal  
Office of the A.R.A. KOLKATA  
District: Kolkata

Endorsement For Deed Number : I - 03143 of 2011  
(Serial No. 02777 of 2011)

13. Ashish Kantil Ghosh  
Director, Nighatanga Traders Pvt. Ltd., 42 A, Shakespeare Saroni, CALCUTTA, Thana- Shakespeare  
Saroni, District-Kolkata, WEST BENGAL, India. P.O. :- Pin :-700017.  
By Profession : Others  
Identified By S. Pranayabutra, son of ... High Court, CALCUTTA, Thana-Hare Street,  
District-Kolkata, WEST BENGAL, India. P.O. :- By Cause: Hindu. By Profession: Advocate.

(Ashok Bandyopadhyay)  
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

on 12/04/2011

**Certificate of Market Value(WB PUVTI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-401925940/-  
Certified that the required stamp duty of this document is Rs.- 28134828 /- and the Stamp duty paid as:  
Impressive Rs.- 100/-

(Ashok Bandyopadhyay)  
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

on 13/04/2011

**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.

**Amount of Fees:**

Amount By Cash  
Rs. 0/-, on 13/04/2011  
Amount by Draft

Rs. 4421730/- is paid, by the draft number 250186, Draft Date 06/04/2011, Bank Name State Bank of India, ESPLANADE, received on 13/04/2011

Under Article: A(1) = 4421730/-, E = 14/-, J = 55/-, M(a) = 25/-, M(b) = 13/04/2011

**Net stamp duty**

Net stamp duty Rs. 28134850/- is paid 250186/04/2011 State Bank of India, ESPLANADE, received on 13/04/2011

(Ashok Bandyopadhyay)  
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA



(Ashok Bandyopadhyay)  
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

04/2011 12:07:00

*[Handwritten signature]*



SPECIMEN FORM FOR TEN FINGERPRINTS

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER









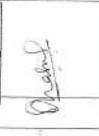







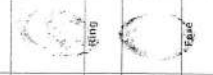


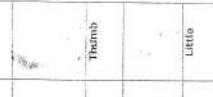


















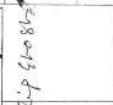



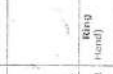







LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



























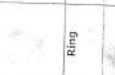

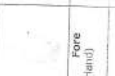












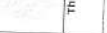
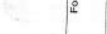



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Sl. No. Signature of the occupants / and/or Purchaser



Sl. No.	Signature of the occupants and purchaser	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb	Little	Ring	Middle (Right Hand)	Fore (Right Hand)	Thumb
	 Arto K. G. G. G.										
	 DIP NICKARATHNE										
	 LAKSHI SANKHARATH PRASADHARATH										
	 DIP NICKARATHNE										

51. Sketch the of  
No. the exponents  
and/or  
reference



*Handwritten signature*

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



*Handwritten signature*

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



*Handwritten signature*

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 7  
Page from 887 to 893  
being No 03143 for the year 2011.



(Archi Kishoripadhyay) 13 April 2011  
RODL REGISTRY OF ASSURANCES OF KOLKATA  
100, CHITRA SIKHAR ROAD, KOLKATA  
West Bengal