

7021/15

(E) (1010)

07288/15



8/9 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

U 861320

Q No- 20998/15
MV-20066579/15

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

[Signature]
Additional Registrar
of Assurances - Kolkata
8.9.15

CONVEYANCE

1. Date : 8th September, 2015
2. Place : Kolkata
3. Parties :
 - 3.1 M/s. Oriental Trimex Limited, a company incorporated under the provisions of companies Act, 1956, having its registered office at 26/25, Old Rajendra Nagar, Bazar Marg, P.S. - New Rajendra Nagar, P.O. - Shankar Road, Old Rajendra Nagar, District - Central, New Delhi - 110 060, having PAN No. AAAC01556G (hereinafter referred to as "the Vendor") (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its

60015

SINGHVI & CO Advocates	
Sold to.....	7C, Kiron Shankar Roy Road,
Address.....	1st Floor, Kolkata-700001
Value.....	
30 JUN 2015	
L.S.V., High Court Suit Sarkar High Court, A.S.	



Identified by me,
Savarda Ganguli,
Advocate
d/o Ajay Kumar Ganguli
High Court at Calcutta.
1349/2010

(Handwritten signature)

ADT	1349/2010
OFF	
- 8 SEP 2015	

heirs/heiress, legal representatives, executors, administrators and assigns) represented through its one of Director **MR. RAJESH PUNIA @ RAJESH KUMAR PUNIA**, son of Sri S. P. Singh, aged about 50 years, by Nationality - Indian, by faith - Hindu, by occupation - Business of 12/10, Old Rajendra Nagar, P.S. - New Rajendra Nagar, P.O. - Shankar Road, Old Rajendra Nagar, District - Central, New Delhi-110 060, having his PAN No. AVNPP5342G of the **ONE PART :**

AND

- 3.2 **ASHOKA BUSINESS SYSTEMS PRIVATE LIMITED** (PAN No. AACCA1649Q) of 9, Princep Street, Ground Floor, Police Station - Bowbazar, Post Office - Bowbazar, Kolkata-700 072, represented through its one of the Director **MR. DEEPAK KUMAR DUGAR**, son of Late Ramlal Dugar, aged about 55 years, by Nationality - Indian, by faith - Hindu, by occupation - Business of 9, Princep Street, Ground Floor, Police Station - Bowbazar, Post Office - Bowbazar, Kolkata-700 072 in the State of West Bengal, having his PAN No. ADLPD5632M.
- 3.3 **SKYLARK NIWAS PRIVATE LIMITED** (PAN No. AANCS5886N) of 9A, Raja Basanta Roy Road, Kolkata-700 026, Police Station - Tollygunge, Post Office - Tollygunge, represented through its one of the Director **MR. SUNIL KUMAR MANNA**, son of Late Keshab Chandra Manna, aged about 45 years, by Nationality - Indian, by faith - Hindu, by occupation - Service of 26A, H/9, Ram Kamal Street, Post Office

- Khidderpore, P.S. - Wattgunge ; Kolkata-700 023, in the State of West Bengal, having his PAN No AQPPM4754J.

- 3.4 **SALASARABASAN PRIVATE LIMITED** (PAN No. AAPCS0535A) of 20, Lee Road, Police Station - Bhawanipore, Post Office - Lala Lajpat Rai Sarani, Kolkata-700 020 represented through its one of the Director **MR. MRINAL NANDI**, son of Late Biswanath Nandi, aged about 54 years, by Nationality - Indian, by faith - Hindu, by occupation - Business of 13, Bank Colony, P.S. - Jadavpur, P.O. - Dhakuria, Kolkata-700 031 in the State of West Bengal, having his PAN No. ABQPN3351C.

(hereinafter referred to as "the Purchasers") (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs/heirss, legal representatives, executors, administrators and assigns) of the **SECOND PARTS :**

Vendor and Purchasers collectively **Parties** and individually **Party.**

NOW THIS CONVEYANCE WITNESSES :

4. **Subject Matter of Conveyance in favour of the Party at 3.2, 3.3 and 3.4**

- 4.1 **Description:** All that undivided piece and parcel of Sali Land measuring an area of 10 cottahs be the same more or less along with 7000 square feet of Tali Shed Room (R.T. Shed)

standing thereon out of which 8 cottahs and 6 chittacks situated in Dag No. 391 and 1 cottah 6 chittacks situated in Dag No.392 comprised in R.S. Khatian No.170 in Mouza - Laskarhat, J.L. No.11, Touji No. 2998, Ward No.107 within the limit of Kolkata Municipal Corporation, District - South : 24-Parganas, P.S. - Tiljala, P.O. - Tiljala, more fully described in the Schedule-A hereunder written and shown delineated in the map or in the plan annexed hereto and marked as Annexure "A".

5. Representations, Warranties and Covenants of the Vendor:

5.1 Representations, Warranties and Covenants on Chain of Title in Schedule - B:

5.1.1 True and Correct Representation: The Vendor is the undisputed absolute owner of the Said Property, such ownership having been acquired in the manner stated in Schedule I below, the contents of which are all true and correct.

5.2 Representations, Warranties and Covenants on encumbrances:

5.2.1 No Acquisition/Requisition: The Vendor declares that the Said Property is not affected by any notice of acquisition or requisition or any scheme of the local authority or Government or any Statutory Body.

- 5.2.2 **No Encumbrance by Act of Vendor:** The Vendors has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.3 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 5.2.4 **ULC Clearance:** The Vendor have represented there is no excess vacant land in possession of the Vendor under the provisions of the Urban Land Ceiling (Rules and Regulations) Act, 1976 and have also represented that there is no proceeding pending or affecting the Said Property.
- 5.2.5 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis-pendens, uses, debutters, trusts, prohibitions, Income Tax Attachment and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest

therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendors to the Said Property is free, clear, without any encroachment whatsoever and is marketable.

- 5.3 **No Liability of the Vendor:** The said property has not been charged or mortgaged to any Bank or Financial Institution and the vendor is in possession of the said property and is in a position to deliver vacant possession of the said property to the Purchasers.

6. **Background:**

- 6.1 **Ownership of Vendor:** The Vendor is the owner and possessor of the Said Property.
- 6.2 **Discussion and Negotiation:** Discussion and negotiation for the purchase of the Said Property took place between the Vendor and the Purchasers and the Commercial terms were also finalized.
- 6.3 **Conveyance in Pursuance:** Pursuant to the above, the Vendor is hereby conveying the Said Property to the Purchaser, for the consideration and on the terms and conditions mentioned herein.

7. Transfer:

- 7.1 **Conveyance:** The Vendor hereby sells, conveys and transfers the entirety of its right, title and interest of whatsoever or howsoever nature in the Said Property, land admeasuring 10 cottahs, Police Station : Tiljala, Kolkata-700 039, to the Purchasers, free from all encumbrances.
- 7.2 **Conveyance of other Appurtenances :** The Vendor doth hereby conveys to the Purchasers all other appurtenances but not limited to customary and other rights of easements for beneficial use of the right, title and interest of any and every nature whatsoever of the Vendor in the said portion of the said property hereby sold.
- 7.3 **Consideration:** The sale, conveyance and transfer of the Said Property is being made in consideration of a sum of Rs.1,65,00,000/- (Rupees one crore sixty five lacs only) paid by the Purchasers to the Vendor, the entirety of which has been received by the Vendor who admits and acknowledge the Receipt thereof and discharges the purchaser and the said premises of and every part thereof. Such receipt is acknowledged by the signature of Vendor in Memo of Consideration below.

8. **Obligation of the Seller:** In view of the fact that the transaction herein contained is required to be done on an urgent basis and on representation of the Seller that it has good marketable title and there is no material defect in the property. All of the Vendors title the requisition of title has been dispensed with at the Seller's obligation under Section 55 of the Transfer of Property Act shall be as provided in the said Section and buyer's obligation stated thereunder that deemed to have been waived by the Seller.

9. **Terms of Transfer:** The transfer being effected by this Conveyance is a sale within the meaning of the Transfer of Property Act, 1882 and the same is Absolute, irreversible and perpetual and free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis-pendens, uses, debutters, trusts, prohibitions, Income Tax Attachments, reversionary rights, residuary rights, and statutory prohibitions and liabilities whatsoever.

10. **Delivery of Possession:** The Vendor has delivered possession of the said premises to the purchasers and has put the purchasers in possession of the said premises and hereby covenant that the Purchasers shall at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the

Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.

11. **Statutory Payments:** All taxes, surcharge, land revenue, cess, outgoings and levies of or on the Said Property, relating to the period till the Date of execution of this Conveyance, whether demanded or not, shall be borne, paid and discharged by the Vendor and for the period thereafter shall be borne, paid and discharged by the Purchasers.
12. **Express Indemnification:** Indemnification by the Vendor about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchasers on express indemnification by the Vendor about the correctness of the Title of the Vendor and authority to sell and the answers to the requisition on title which the vendor admit to be true and correct, which if found defective shall be rectified and/or perfected at their own cost and expenses, risk and responsibility.
13. **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, of from and against any loss, damage, costs, charges and expenses which may be suffered by the

Purchasers and/or the Purchaser's successors-in-interest by reason of any defect in title of the Vendor or any of the representations above being found to be untrue.

14. **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under it, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchasers and/or the Purchaser's successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.
15. **Documents of Title :** The Vendor has, at or before execution of this Deed of Conveyance, handed over to the Purchasers all documents of title in respect of the said premises and in the event any other or further documents are found in the possession of the Vendor or any other person claiming through her the Vendor undertakes to deliver the same to the Purchasers.

Schedule - A
(Said Premises)

ALL THAT undivided piece and parcel of Sali Land measuring an area of 10 cottahs be the same more or less along with 7000 square feet of Tile Shed Room (R.T. Shed) standing thereon out of which 8 cottahs and 6 chittacks situated in Dag No. 391 and 1 cottah 10 chittacks situated in Dag No.392 comprised in R.S. Khatian No.170 in Mouza - Laskarhat, J.L. No.11, Touji No.

2998, Ward No.107 within the limit of Kolkata Municipal Corporation, District - South : 24-Parganas, P.S. - Tiljala, P.O. - Tiljala, **TOGETHER WITH** all sorts of easement rights over the Road which is morefully shown and delineated in the site map or plan with **RED** border line, annexed hereto, as part and parcel of this indenture and rent payable to the Collector, 24-Parganas South, Government of West Bengal and butted and bounded as follows :

ON THE NORTH	: Dag No. 391 (P)
ON THE SOUTH	: Dag No. 393;
ON THE EAST	: Dag No. 394; and
ON THE WEST	: 20 ft. wide Road and part Dag No.391

Schedule - B

(Abstract of Title)

- I. One Sudharani Dasi was, inter alia, the owner of all that piece and parcel of land measuring 4 Bighas and 2 Cottah situated in C.S.Dag No.391 under R.S.Khatian No.193 and C.S.Dag No.392 under Khatian No.194 in Mouza Laskarhat, J.L.No.11, Touzi No.2998 under Police Station - Tollygunge thereafter, Kasba and now Tiljala.
- II. The said Sudharani Dasi by a Deed of Conveyance dated March 3, 1956 sold 4 Bighas and 2 Cottahs of land along with structures standing thereon to Hari Ananda Sarkar, Joy Govinda Sarkar and Gobinda Chandra Mondal jointly in the ratio of 1/3rd each. The said Deed of

Conveyance was registered and recorded in the office of the Alipur Registry Office in Book No.I, Vol. No.18, Pages 61 to 64, Being No.1639 of the year 1956.

- III. The said Joy Gobinda Sarkar sold and transferred 33 Decimal land situated in R.S. Dag Nos. 391 and 392 in Khatian No.170 of Mouza - Laskarhat, J.L. No.11, Police Station - Tallygunge (now Tiljala) equivalent to 1 Bigha of land purchased by him from Sudharani Dasi to Uddhav Chandra Sarkar and Anil Chandra Sarkar in equal shares. The said deeds of conveyance were executed in the year 1966 and registered with S.R.O.- Alipore in Book No.I, Vol No.46, Pages 203 to 205, Being No.2129 for the year 1966.
- IV. By a registered Deed of Partition dated December 18, 1992, the said Uddhab Chandra Sarkar and Anil Chandra Sarkar partitioned the said property amongst themselves and the said Uddhab Chandra Sarkar became the owner of land measuring about .16½ acres equivalent to 10 cottahs of land situated at Dag No.391 and 392 under Khatian No.170. The said deed was registered in the office of the District Sub-Registrar Office at Alipore in Book No.I, Vol. No.325, Pages 223 to 231, Being No.18408 for the year 1992.
- V. By a Deed of Gift dated December 19, 2003 registered with S.R.O.- Alipore, in Book No.I, Being No.325 of 2004, Anil Chandra Sarkar gifted the land purchased by him to Uddhab Chandra Sarkar.

- VI. By a Deed of Conveyance dated September 13, 2004 registered with Additional Registrar of Assurance, Book No.I, Volume No.1, Pages 1 to 16, Being No.07351 for the year 2004, the said Udhabh Chandra Sarkar sold 10 cottahs of land out of which 8 Cottahs and 6 Chittacks of land in Dag No.391 and 1 Cottah and 6 Chittacks in Dag No.392 to Oriental Trimex Limited.
- VII. By a Deed of Rectification dated January 9, 2007 executed by Uddhab Chandra Sarkar infavour of M/s. Oriental Trimex Limited the Deed of Conveyance dated September 13, 2004 in favour of M/s. Oriental Trimex Limited was rectified in the manner show in the said Deed of Rectification which was registered in Book No.I, Volume No.I, Pages 1 to 9, Being No.231 for the 2007 with the Additional Registrar of Assurances-I, Kolkata. The said Deed of Rectification inter alia recorded the correct Schedule of the property being sold which is as follows :

THE CORRECT SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali land admeasuring net area of 10 (Ten) Cottahs be the same or a little more or less, what is shown and delineated with border line coloured RED in the site plan annexed hereto along with the right to enjoy the common easement, lying and situate at Mouza - Laskarhat, J.L. No.11, Police Station - Tiljala, Touzi No.2998, Revenue Survey No.151, comprised in C.S. Dag No.391, under C.S. Khatian No.170, R.S. Dag No.391, under R.S. Khatian

No.193 and C.S. Dag No.392 under C.S. Khatian No.170, R.S. Dag No.392 under R.S. Khatian No.194, A.D.S.R. Sealdah within the limit of the Calcutta Municipal Corporation, Ward No.107, District : South 24-Parganas, proportionate annual rent of 0.60 paise being payable to the Collector, South 24-Parganas.

VIII. Thus Oriental Trimex Ltd. became the owner of 10 cottahs of land along with a Tali Shed (R.T. Shed) of 7000 square feet of structure standing thereon situated in C.S.Dag No.391 under R.S.Khatian No.193 and in C.S.Dag No.392 under C.S. Khatian No.194 in Mouza Laskarhat, J.L.No.11, Touzi No.2998 under Police Station - Tollygunge thereafter Kasba and now Tiljala and became the owner of the land.

15. Execution and Delivery:

In Witness Whereof the Parties have executed and delivered this Conveyance on the date given above.

For **ORIENTAL TRIMEX LTD.**

Rajesh Punia
Rajesh Punia
Managing Director

Vendor

For **ASHOKA BUSINESS SYSTEMS PVT. LTD.**

[Signature]
Director

For **Skyline Niwas Private Limited**

[Signature]
Director/Authorised Signatory

SALASAR ABASAN PVT. LTD.

[Signature]
Director

Purchaser

Witnesses:

Signature Rahul Kothari

Name RAHUL KOTHARI

Father's Name LT K.S. KOTHARI

Address BRINDAVAN GARDENS

98, CHRISTOPHER ROAD
#23, KOLKATA-46.

Signature Surojit Chatterjee

Name Surojit Chatterjee

Father's Name Late Papan Kumar Chatterjee

Address 28/2, Swami Vivekananda Road

Howrah - 711101

Drafted by me:

Sananda Gajpal
Advocate

High Court at Calcutta.

1349/2010.

Receipt And Memo of Consideration

Received from the Purchaser the sum of Rs.1,65,00,000/- (Rupees One crore sixty five lacs only) towards full and final payment of the Consideration receivable by the Vendor under this Conveyance, in the following manner :

Sr.No.	Draft No.	Date	Bank	Branch	Amount
1.	006314	07.09.2015	HDFC	Bhawanipore	55,00,000.00
2.	006317	07.09.2015	HDFC	Bhawanipore	55,00,000.00
3.	500267	08.09.2015	ICICI	G.C AVENUE	55,00,000.00
Total					1,65,00,000.00

Sajesh Kumar

(Rupees One crore Sixty lacs only)

For ORIENTAL TRIMEX LTD.

Sajesh Kumar
Mr. Director

[Vendor]

Witnesses:

Signature Rahul Kothari

Name RAHUL KOTHARI

Father's Name LT K.S. KOTHARI

Address BRINDAVAN GARDENS

98 CHRISTOPHER ROAD

IF 23, KOLKATA - 46

Signature Surojit Chatterjee

Name Surojit Chatterjee

Father's Name Late Tapan Kumar Chatterjee

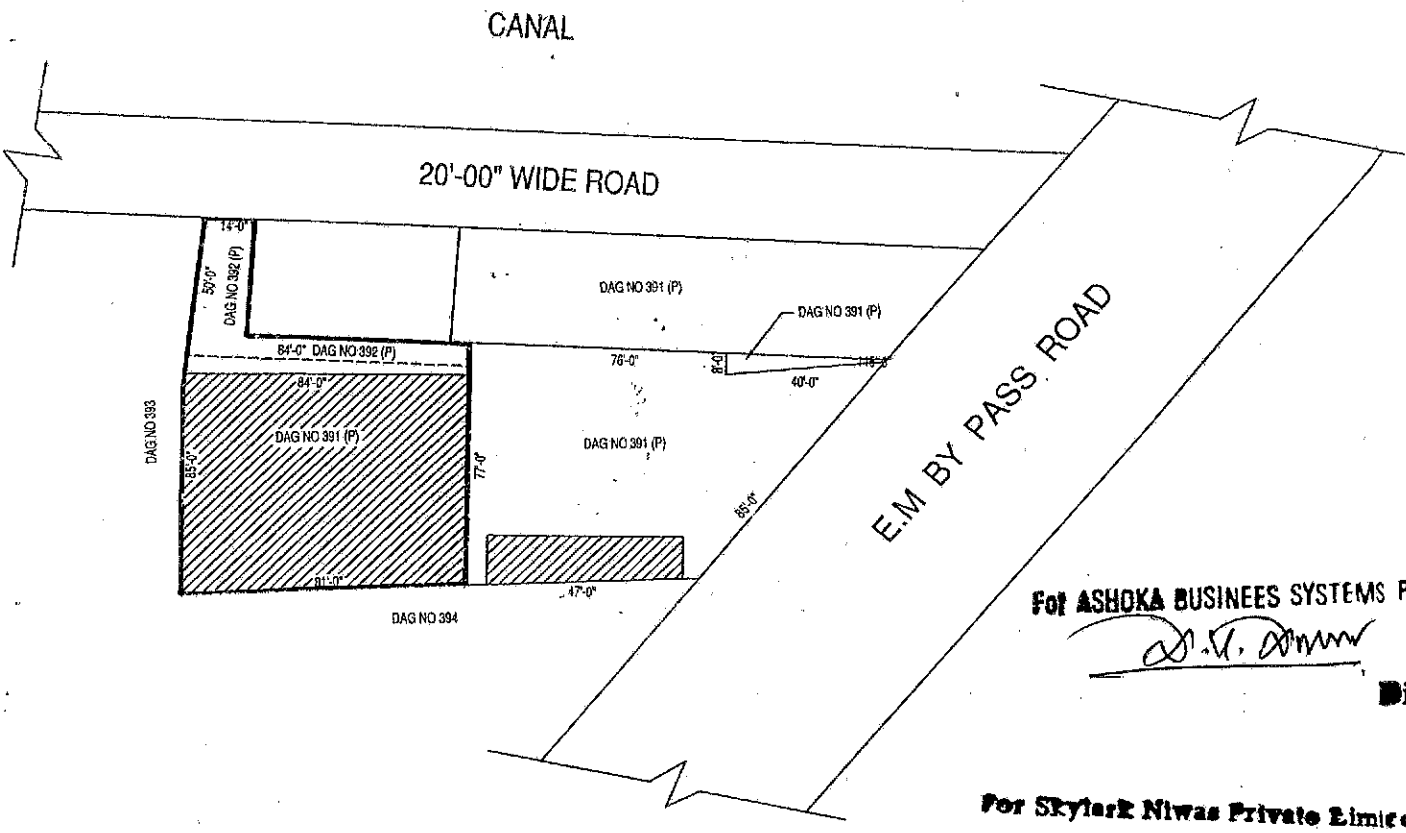
Address 28/2, Srami Vivekananda Road

Howrah - 71101.

SITE PLAN OF MOUZA - LASKARHAT . J.L. NO.-11 , TOUZI NO - 2998, UNDER PART OF R.S.DAG NO.-391,392. KHATIAN. NO.- 193,194 UNDER K.M.C WARD NO 107 IN P.S.- TILJALA ,DIST-24 PARGANAS (S). TOTAL AREA OF LAND SHOWN IN RED BORDER



KHATIAN NO	DAG NO	KH.	CH.	SFT.
193	391(P)	08	06	00
194	392(P)	01	10	00
TOTAL AREA OF LAND		10	00	00



For **ASHOKA BUSINEES SYSTEMS PVT. LTD.**
[Signature]
Director

For **SKYLINE Niwas Private Limited**
[Signature]
Director/Authorised Signatory

For **ORIENTAL TRIMEX LTD.**
[Signature]
Rajesh Punia
Managing Director

SALASAR ABASAN PVT. LTD.
[Signature]
Director

SIGNATURE OF VENDOR

SIGNATURE OF PURCHASER

SPECIMEN FORM FOR TEN FINGER PRINTS



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

Signature *Joseph Puma*



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

Signature *Dr. Danny*



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

Signature *Malano*



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

Signature *Malano*

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

Sc

GRN: 19-201516-001404409-1

Payment Mode: Online Payment

GRN Date: 01/08/2015 14:52:12

Bank: HDFC Bank

BRN: 169487866

BRN Date: 01/08/2015 14:56:58

DEPOSITOR'S DETAILS

Id No.: 19011000202993/8/2015

[Query No./Query Year]

Name: SANANDA GANGULI

Contact No.:

Mobile No.: +91 9830033728

E-mail: ACCOUNTS@SHREERSHGROUP.COM

Address: T. K. S ROY ROAD
KOLKATA - 700001

Applicant Name: Mr SANANDA GANDULI

Office Name:

Office Address:

Status of Depositor: Advocate

Purpose of payment / Remarks: Sale - Sale Document

PAYMENT DETAILS

Sr No	Identification No	Head of A/C Description	Head of A/C	Amount (₹)
1	19011000202993/8/2015	Property Registration- Registration Fees	0030-03-104-001-16	220714
2	19011000202993/8/2015	Property Registration- Stamp duty	0030-02-103-003-02	1403876



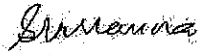
Total



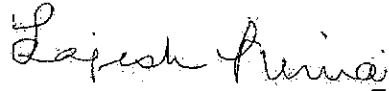
1624590

In Words: Rupees Sixteen Lakh Twenty Four Thousand Five Hundred Ninety only



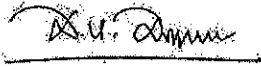



Seller, Buyer and Property Details

A. Seller & Buyer Details



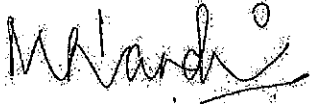
Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr SUNIL KUMAR MANNA, DIRECTOR DIRECTOR, SKYLARK NIWAS PVT LTD 9A, RAJA BASANTA ROY ROAD, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026	 08/09/2015 12:57:13 PM	 LTI 08/09/2015 12:57:35 PM
		 08/09/2015 12:57:48 PM	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	M/S. ORIENTAL TRIMEX LTD 26/25, OLD RAJENDRA NAGAR, MAZAR MARG, P.O:- SHANKAR ROAD, P.S:- RAJINDER NAGAR, District:-Central, Delhi, India, PIN - 110060 PAN No. AAAC01556G, Status : Organization Represented by representative as given below:-		
1(1)	Mr RAJESH PUNIA (Alias Name: Mr RAJESH KUMAR PUNIA), DIRECTOR DIRECTOR, M/S. ORIENTAL TRIMEX LTD 26/25, OLD RAJENDRA NAGAR, MAZAR MARG, P.O:- SHANKAR ROAD, P.S:- RAJINDER NAGAR, District:-Central, Delhi, India, PIN - 110060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AVNPP5342G, Status : Representative Date of Execution : 08/09/2015 Date of Admission : 08/09/2015 Place of Admission of Execution : Office	 08/09/2015 01:02:28 PM	 LTI 08/09/2015 01:02:51 PM
		 08/09/2015 01:03:15 PM	

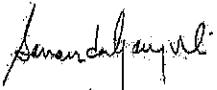
Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>ASHOKA BUSINESS SYSTEMS PVT LTD 9, PRINCEP ST, P.O:- BOWBAZAR, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700072 PAN No. AACCA1649Q, Status : Organization Represented by representative as given below:-</p>		
1(1)	<p>Mr DEEPAK KUMAR DUGAR, DIRECTOR DIRECTOR, ASHOKA BUSINESS SYSTEMS PVT LTD 9, PRINCEP ST, P.O:- BOWBAZAR, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700072 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADLPD5632M, Status : Representative Date of Execution : 08/09/2015 Date of Admission : 08/09/2015 Place of Admission of Execution : Office</p>	 08/09/2015 12:59:56 PM	 LTI 08/09/2015 01:00:18 PM
		 08/09/2015 01:00:27 PM	
2	<p>SKYLARK NIWAS PVT LTD 9A, RAJA BASANTA ROY ROAD, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 PAN No. AANCS5886N, Status : Organization Represented by representative as given below:-</p>		
2(1)	<p>Mr SUNIL KUMAR MANNA, DIRECTOR DIRECTOR, SKYLARK NIWAS PVT LTD 9A, RAJA BASANTA ROY ROAD, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AQPPM4754J, Status : Representative Date of Execution : 08/09/2015 Date of Admission : 08/09/2015 Place of Admission of Execution : Office</p>	 08/09/2015 12:57:13 PM	 LTI 08/09/2015 12:57:35 PM
		 08/09/2015 12:57:48 PM	

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
3	SALASARABASAN PVT LTD 20, LEE ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAPCS0535A, Status : Organization Represented by representative as given below:-		
3(1)	Mr MRINAL NANDI, DIRECTOR DIRECTOR, SALASARABASAN PVT LTD 20, LEE ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABQPN3351C, Status : Representative Date of Execution : 08/09/2015 Date of Admission : 08/09/2015 Place of Admission of Execution : Office	 08/09/2015 01:01:09 PM	 LTI 08/09/2015 01:01:29 PM
		 08/09/2015 01:01:39 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	SANANDA GANGULI Son of Mr AJAY KUMAR GANGULI HIGH COURT, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr RAJESH PUNIA, Mr DEEPAK KUMAR DUGAR, Mr SUNIL KUMAR MANNA, Mr MRINAL NANDI	 9/8/2015 1:03:45 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Laskarhat, , Ward No: 107		10 Katha	1,60,00,000/-	1,79,56,519/-	Proposed Use: Bastu, Width of Approach Road: 20 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	7000 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	7000 Sq Ft.	5,00,000/-	21,00,000/-	Structure Type: Structure

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	M/S. ORIENTAL TRIMEX LTD	ASHOKA BUSINESS SYSTEMS PVT LTD	5.5	33.3333
	M/S. ORIENTAL TRIMEX LTD	SALASARABASAN PVT LTD	5.5	33.3333
	M/S. ORIENTAL TRIMEX LTD	SKYLARK NIWAS PVT LTD	5.5	33.3333

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
S1	M/S. ORIENTAL TRIMEX LTD	ASHOKA BUSINESS SYSTEMS PVT LTD	2333.33 Sq Ft	33.3333
	M/S. ORIENTAL TRIMEX LTD	SALASARABASAN PVT LTD	2333.33 Sq Ft	33.3333
	M/S. ORIENTAL TRIMEX LTD	SKYLARK NIWAS PVT LTD	2333.33 Sq Ft	33.3333

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	SANANDA GANDULI
Address	7C, K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

Office of the A.R.A. - I KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190107288 / 2015

Query No/Year 19011000202993/2015 Serial no/Year 1901007021 / 2015
Deed No/Year I - 190107288 / 2015
Transaction [0101] Sale, Sale Document
Name of Presentant Mr SUNIL KUMAR MANNA Presented At Office
Date of Execution 08-09-2015 Date of Presentation 08-09-2015

Remarks

On 08/09/2015

Certificate of Admissibility (Rule 43 W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 12:45 hrs on : 08/09/2015, at the Office of the A.R.A. - I KOLKATA by Mr SUNIL KUMAR MANNA ..

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

Execution is admitted on 08/09/2015 by

Mr RAJESH PUNIA Alias , Mr RAJESH KUMAR PUNIA , DIRECTOR, M/S. ORIENTAL TRIMEX LTD 26/25, OLD RAJENDRA NAGAR, MAZAR MARG, P.O:- SHANKAR ROAD, P.S:- RAJINDER NAGAR, District:- Central, Delhi, India, PIN - 110060

Indetified by SANANDA GANGULI, Son of Mr AJAY KUMAR GANGULI, HIGH COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 08/09/2015 by

Mr DEEPAK KUMAR DUGAR , DIRECTOR, ASHOKA BUSINESS SYSTEMS PVT LTD 9, PRINCEP ST, P.O:- BOWBAZAR, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700072

Indetified by SANANDA GANGULI, Son of Mr AJAY KUMAR GANGULI, HIGH COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 08/09/2015 by

Mr SUNIL KUMAR MANNA , DIRECTOR, SKYLARK NIWAS PVT LTD 9A, RAJA BASANTA ROY ROAD, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Indetified by SANANDA GANGULI, Son of Mr AJAY KUMAR GANGULI, HIGH COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 08/09/2015 by

Mr MRINAL NANDI , DIRECTOR, SALASARABASAN PVT LTD 20, LEE ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020
Indetified by SANANDA GANGULI, Son of Mr AJAY KUMAR GANGULI, HIGH COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,20,714/- (A(1) = Rs 2,20,616/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,20,714/-

Description of Online Payment

1. Rs 2,20,714/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: HDFC Bank (HDFC0000014)

Payment of Stamp Duty

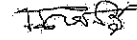
Certified that required Stamp Duty payable for this document is Rs. 14,03,976/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 14,03,876/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 60015, Purchased on 30/06/2015, Vendor named Sujit Sarkar.

Description of Online Payment

1. Rs 14,03,876/- is paid, by online using Head of Account 0030-02-103-003-02, Bank: HDFC Bank (HDFC0000014)



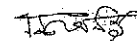
(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 31/07/2015

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,00,56,519/-



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 102135 to 102170

being No 190107288 for the year 2015.



Digitally signed by SUJAN KUMAR
MAITY

Date: 2015.09.16 18:57:10 +05:30

Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 16/09/2015 18:57:09
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)