

6521/09

1-5730/09



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

603640

1.9.09
 15-17202/09

Reg. files 487, 45, 003/
 is realized vide cheque
 No 886786 dt 1.9.09
 of SBI, Com. Br. Alipore
 1.9.09
 Addl. Dist. Sub-Registrar
 Alipore, South 24 Parganas

Certified that the document is admitted
 to registration by the Registrar and the
 endorsement is accordingly made on the
 document in pursuance of the Act.

1.9.09
 Addl. Dist. Sub-Registrar
 Alipore, South 24 Parganas

8 SEP 2009

CONVEYANCE

1. Date: 1st September, 2009 ✓ *1.9.09*
2. Place: Kolkata
3. Parties:
 - 3.1 **Rasoi Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at Rasoi Court, 20, Sir R. N. Mukherjee Road, Kolkata-700001 [PAN - AABCR4050P] (Vendor, includes successors-in-interest) ✓ *1.9.09*

And

- 3.2 **Ideal Real Estates Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 50, Jawahar Lal Nehru Road, Police Station Shakespeare Sarani, Kolkata-700071 [PAN – AAACD9025H] (**Purchaser**, includes successors-in-interest).

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

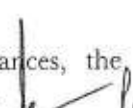
4. Subject Matter of Conveyance

- 4.1 **Said Premises:** Land measuring 10 (ten) *bigha* 14 (fourteen) *cottah* 14 (fourteen) *chittack* and 42 (forty two) square feet, more or less, along with several buildings, godowns, sheds, residential quarters and allied structures collectively measuring 82,123 (eighty two thousand one hundred and twenty three) square feet, more or less, situate, lying at and being Municipal Premises No. 21, Pramatha Chowdhury Sarani (previously known as 1 and thereafter 1A, Station Road), Police Station New Alipore, Kolkata-700053, within Ward No.81 of the Kolkata Municipal Corporation (**KMC**), Sub-Registration District Alipore, District South 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and morefully described in the **Schedule** below (the entire land aforesaid and all the aforesaid structures thereon collectively **Said Premises**).

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:
- 5.1.1 **Purchase by Hindusthan Co-operative Insurance Society Limited:** By a Deed of Conveyance dated 5th March, 1942, registered in the office of the Sub-Registrar, Alipore, Sadar, in Book No. I, Volume No. 30, Pages 129 to 136, Being No. 708 for the year 1942, Commissioners for the Port of Calcutta sold, conveyed and transferred *inter alia* the Said Premises to Hindusthan Co-operative Insurance Society Limited. Thus Hindusthan Co-operative Insurance Society Limited became the sole, absolute and undisputed owner of the Said Premises free from all encumbrances whatsoever.
- 5.1.2 **Purchase by Hindusthan Development Corporation Limited:** By an Indenture dated 23rd December, 1947, registered in the office of the District Registrar, Alipore, in Book No. I, Volume No. 60, Pages 296 to 300, Being No. 3892 for the year 1947, Hindusthan Co-operative Insurance Society Limited sold, conveyed and transferred the Said Premises to Hindusthan Development Corporation Limited. Thus Hindusthan Development Corporation Limited became the sole, absolute and undisputed owner of the Said Premises free from all encumbrances whatsoever.
- 5.1.3 **Deed of Rectification:** By a Deed of Rectification dated 21st October, 1952, registered in the office of the Sub-Registrar, Alipore, Sadar, in Book No. I, Volume No. 106, Pages 238 to 240, Being No. 6811 for the year 1952, Hindusthan Co-operative

Insurance Society Limited rectified some errors in the said Indenture dated 23rd December, 1947.

- 5.1.4 **Setting Up of Said Factory at Said Premises:** Hindustan Development Corporation Limited erected buildings, godowns, sheds, residential quarters and allied structures, plant and machinery for running a *vanaspati* factory at the Said Premises and such factory came to be known as Rasoi Vanaspati Factory (**Said Factory**). The Said Factory has been shifted to Banganagar in the year 2002 and since then the Said Premises is not used for the purpose of the Said Factory.
- 5.1.5 **Mutation in Favour of Hindusthan Development Corporation Limited:** Hindusthan Development Corporation Limited got its name mutated in the records of the KMC as the owner of the Said Premises.
- 5.1.6 **Transfer to Doyapore Tea Company Limited:** By an Indenture of Conveyance dated 31st October, 1972, registered in the office of the Registrar of Assurances, Calcutta, in Book No. I, Volume No. 194, Pages 279 to 294, Being No. 5657 for the year 1972, Hindusthan Development Corporation Limited sold, conveyed and transferred the Said Premises alongwith the Said Factory, to Doyapore Tea Company Limited, for the consideration therein mentioned, which was duly paid by Doyapore Tea Company Limited and discharge thereagainst was duly obtained .
- 5.1.7 **Change of Name of Doyapore Tea Company Limited:** The name of Doyapore Tea Company Limited was changed to Rasoi Vanaspati & Industries Limited and Fresh Certificate of Incorporation Consequent on Change of Name dated 5th October, 1974 was issued by the Registrar of Companies, West Bengal.
- 5.1.8 **Deed of Rectification by Hindusthan Development Corporation Limited:** By the Said Indenture of Conveyance dated 31st October, 1972, Municipal Premises No.1A, Station Road (being the Municipal Holding Number of the Said Premises at the then point of time) was sold and conveyed to Doyapore Tea Company Limited but inadvertently in the Said Indenture of Conveyance the Municipal Number was mentioned as 1, Station Road. To rectify the said inadvertent error, by a Deed of Rectification dated 29th May, 1975, registered in the office of the Registrar of Assurances, Calcutta, in Book No. I, Volume No. 92, Pages 220 to 224, Being No. 3131 for the year 1975, it was declared and recorded that Doyapore Tea Company Limited had, in fact, purchased Municipal Premises No.1A, Station Road, Calcutta.
- 5.1.9 **Mutation in Favour of Rasoi Vanaspati & Industries Limited:** Rasoi Vanaspati & Industries Limited got its name mutated in the records of the KMC as the owner of the Said Premises.
- 5.1.10 **Change of Name of Rasoi Vanaspati & Industries Limited:** The name of Rasoi Vanaspati & Industries Limited was changed to Rasoi Limited (the Vendor herein) and Fresh Certificate of Incorporation Consequent on Change of Name dated 1st January, 1982 was issued by the Registrar of Companies, West Bengal.
- 5.1.11 **Mutation Correction:** Pursuant to the aforesaid change of name, Rasoi Limited (the Vendor herein) got its name mutated in the records of the KMC as the owner of the Said Premises vide Assessee No. 11-081-23-0024-6.
- 5.1.12 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the absolute and undisputed owner of the Said Premises. 

- 5.1.13 **True and Correct Representations:** The Vendor is the absolute and undisputed owner of the Said Premises, such ownership having been acquired in the manner stated in Clause 5.1.1 to 5.1.12 above, the contents of which are all true and correct.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has neither received nor is aware of any notice or order from any Authority or Statutory Body or Government Department for any scheme of or of acquisition, requisition or vesting of the Said Premises or for any restriction on the nature of use, extent and height of construction of new buildings on the Said Premises and declares that the Said Premises is not affected by any such aforesaid scheme or order or such restrictive order of any Authority or Statutory Body or Government Department.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing (including creation of statutory or customary right of easement) whereby the Said Premises or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **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 Premises to the Purchaser. In a meeting dated 23rd June, 2003, the Board of Directors of the Vendor adopted a resolution to the effect that subject to the approval of the shareholders under Section 293(1)(a) of the Companies Act, 1956 through postal ballot, the board of directors be authorized to sell its property situated at 1 Station Road, New Alipore, Kolkata on such terms and conditions and in such manner as the directors may consider beneficial and convenient for the Vendor. Pursuant to such resolution, the shareholders of the Vendor voted on postal ballot which was scrutinized by Mohan Ram Goenka, Practicing Company Secretary, who certified on 27th September, 2003 that 99.9% (ninety nine point nine percent) of the shareholders of the Vendor had consented to the resolution of the Board of Directors and had authorized the Board of Directors to take all steps for such sale. The signatories on behalf of the Vendor have been authorized and empowered to sign this Conveyance upon observance of all due process of law and are thus competent and lawfully authorized to execute this Conveyance on behalf of the Vendor.
- 5.2.5 **No Dues:** No revenue, cess, municipal taxes, other taxes, surcharge, impositions, dues of CESC Ltd., outgoings or levies of any nature whatsoever in respect of the Said Premises is due to the Government or any other authority or authorities and no demand, recovery proceedings or Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person, entity or authority whatsoever have/had/has or ever claimed any right of pre-emption over and in respect of the Said Premises or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor in respect of the Said Premises or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Premises is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutter*s, trusts,

prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, restrictions and liabilities whatsoever or howsoever made or suffered by the Vendor 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 Vendor to the Said Premises is free, clear and marketable.

- 5.2.9 **No Personal Guarantee:** The Said Premises is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Premises or any part thereof.
- 5.3 **Representation and Warranties of Purchaser:** The Purchaser represents, warrants and covenants with the Vendor as follows:
- 5.3.1 **Inspection of Original Title Deeds:** The Purchaser has verified and inspected all the original title deeds of the Said Premises as were produced by the Vendor and has fully satisfied itself as to the right, title, interest and ownership of the Vendor over and in respect of the Said Premises. The Purchaser has also verified, inspected and satisfied itself as to the measurement of the area of the Said Premises.
- 5.3.2 **Inspection of Letter of Land and Land Reforms Department:** The Purchaser has verified and inspected the original letter dated 24/29th October, 1984 issued by Land and Land Reforms Department, Urban Land Ceiling Branch, Government of West Bengal, 12B, Russel Street, Kolkata to the Vendor certifying that there is no vacant land at Premises No. 1, Station Road, New Alipore, Calcutta.
- 5.3.3 **Inspection of Letter of Directorate of Factories:** The Purchaser has verified and inspected the original letter dated 17th May, 2004 issued by the Government of West Bengal, Directorate of Factories to the Vendor, *inter alia* confirming that 1, Station Road, Calcutta which was registered in the Directorate of Factories as factory under the name of Rasoi Limited no longer constitutes a factory and the name of the factory has accordingly been removed from the register with effect from 1st June, 2002.
- 5.3.4 **Inspection of Letter of Labour Department:** The Purchaser has verified and inspected the original letter dated 16th March, 2006 issued by the Dy. Secretary, Labour Department, Government of West Bengal to the Vendor, *inter alia* stating that there is no outstanding industrial dispute/issues pending with the Labour Department in respect of the Vendor's New Alipore facility.
- 5.3.5 **Inspection of Letter of Industrial Reconstruction Department:** The Purchaser has also verified and inspected the original letter dated 3rd July, 2006 issued by the Officer on Special Duty, Industrial Reconstruction Department, Government of West Bengal, Writers Building, Kolkata to the Vendor, *inter alia* stating that the Industrial Reconstruction Department has no objection to the sale / development of 1, Station Road, Kolkata in view of the shifting of the Vendor's factory from the said premises to Banganagar, South 24-Parganas.
- 5.3.6 **Inspection of Letter of KMDA:** The Purchaser has also verified and inspected the original letter dated 4th April, 2008 issued by the Kolkata Metropolitan Development Authority to the Vendor, *inter alia* confirming that 1, Station Road, New Alipore, Kolkata (now known as Pramatha Chowdhury Sarani) is falling within "RI" Zone of




Land Use Development Control Plan for KMC Area where the intended use of commercial/residential are permissible.

- 5.4 **Purchaser's Liability for Future Dues:** The Purchaser shall bear and shall be liable and responsible for all taxes, outgoings, liabilities pertaining to or in respect of the Said Premises accruing for the period after the date of this Conveyance.
- 5.5 **Purchaser's Liability for Mutation:** The Purchaser shall be solely responsible for all costs, charges, expenses, liabilities and consequences arising and/or resulting in relation to the mutation of the Said Premises unto and in the name of the Purchaser.

6. Basic Understanding

- 6.1 **Sale of Said Premises:** The basic understanding between the Parties is that the Vendor will sell the Said Premises to the Purchaser free from all encumbrances of any and every nature whatsoever and together with *khas*, vacant, peaceful and physical possession and the Purchaser will purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses above (collectively **Representations**).

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of its right, title and interest of whatsoever or howsoever nature in the Said Premises described in the **Schedule** below and delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon, being land measuring 10 (ten) *bigha* 14 (fourteen) *cottah* 14 (fourteen) *chittack* and 42 (forty two) square feet, more or less, along with several buildings, godowns, sheds, residential quarters and allied structures collectively measuring 82,123 (eighty two thousand one hundred and twenty three) square feet, more or less, situate, lying at and being Municipal Premises No. 21, Pramatha Chowdhury Sarani (previously known as 1 and thereafter 1A, Station Road), Police Station New Alipore, Kolkata-700053, within Ward No.81 of KMC, Sub-Registration District Alipore, District South 24 Parganas.
- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.79,50,00,000/- (Rupees seventy nine crore and fifty lac) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** 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, *debentures*, trusts, prohibitions, Income Tax

attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, restrictions and liabilities whatsoever or howsoever made or suffered by the Vendor 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.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Premises and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Premises.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** confirmation and undertaking by the Vendor that the Vendor hereby indemnifies and shall, at all times hereafter, keep indemnified the Purchaser and the Purchaser's assigns and/or the Purchaser's successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be incurred by the Purchaser and the Purchaser's assigns and/or Purchaser's successors-in-interest by reason of any charge or encumbrance claimed by any third party over and in respect of the Said Premises.

8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** Physical possession of the Said Premises has been handed over by the Vendor to the Purchaser, which the Purchaser admits, acknowledges and accepts.

8.4 **Outgoings:** All revenue, cess, municipal taxes (whether for current period or arrears or accruing on account of pending general revaluations), surcharge, other property taxes, impositions, dues of CESC Ltd., outgoings and levies of any nature whatsoever of or on the Said Premises, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid/reimbursed and discharged by the Vendor on demand by the concerned authority/agency in consultation with the Purchaser, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Premises 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 Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.

8.6 **No Objection to Mutation:** The Vendor declares that the Purchaser is fully entitled to mutate the Purchaser's name in all records of the concerned authorities and to pay municipal tax or taxes and all other impositions (accruing for the period after the date of this Conveyance) in the Purchaser's own name. In this regard, the Vendor hereby authorizes and empowers the Purchaser to take all steps and to do all acts, deeds and things as may be necessary for and on behalf of the Vendor. Notwithstanding such

empowerment and authority, the Vendor undertakes to co-operate with the Purchaser in all respect to cause mutation of the Said Premises in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.

- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser 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 Purchaser and/or the Purchaser's successors-in-interest to the Said Premises.

**Schedule
(Said Premises)**

Land measuring 10 (ten) *bigha* 14 (fourteen) *cottah* 14 (fourteen) *chittack* and 42 (forty two) square feet, more or less, along with several buildings, godowns, sheds, residential quarters and allied structures collectively measuring 82,123 (eighty two thousand one hundred and twenty three) square feet, more or less, situate, lying at and being Municipal Premises No. 21, Pramatha Chowdhury Sarani (previously known as 1 and thereafter 1A, Station Road), Police Station New Alipore, Kolkata-700053, within Ward No.81 of Kolkata Municipal Corporation, Sub-Registration District Alipore, District South 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- | | |
|---------------------|--|
| On the North | : By Sealdah-Budge Budge railway tracks |
| On the East | : Partly by Chetla Road and partly by Municipal Pumping Station |
| On the South | : Partly by Pramatha Chowdhury Sarani (previously Station Road) and partly by 21A, Pramatha Chowdhury Sarani |
| On the West | : By land and residential quarters of Railways and partly by 21A, Pramatha Chowdhury Sarani |

9. Execution and Delivery

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

Executed and Delivered and Common Seal of the Vendor Company affixed by Kapil Kaul, Director and Partha Chakraverti, Company Secretary/Vice President on behalf of the Vendor Company in terms of Board Resolution dated 17th August, 2009

For RASOI LIMITED

Kapil Kaul
Director

For RASOI LIMITED,

Partha Chakraverti
(PARTHA CHAKRAVERTI)
COMPANY SECRETARY

&
VICE PRESIDENT-CORPORATE AFFAIRS

Partha Chakraverti

Partha Chakraverti

Witnesses:

Signature *Nand Gopal Khaitan*

Signature *Varun Modu*

Name NAND GOPAL KHAITAN

Name VARUN MODU

Father's Name _____

Father's Name _____

Address 1/13 OLD POST OFFICE

Address 20 PN MUKHERJEE

STAFF T - KOLKATA 700001

RD, KOLKATA - 700007

Executed and Delivered by Mr. Srawan Kumar Himatsingka on behalf of the Purchaser Company

For IDEAL REAL ESTATES PVT. LTD.

S.K. Himatsingha
Director

Witnesses:

Signature *Avik Saha*

Signature *Vishwanath Kedia*

Name AVIK SAHA

Name VISHWANATH KEDIA

Father's Name _____

Father's Name VI. S. M. KEDIA

Address 7C, K.S. ROY ROAD

Address 671 BLOCK 'D'

KOLKATA - 700001

NEW ALIPUR KOLKATA - 700055

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.79,50,00,000/- (Rupees seventy nine crore and fifty lac) towards full and final payment of the Consideration for sale of the Said Premises described in the **Schedule** above, in the following manner:

Pay Order No.	Date	Bank	Amount (Rs.)
134674	31.08.2009	State Bank of India, Kolkata	26,50,00,000/-
134675	31.08.2009	State Bank of India, Kolkata	26,50,00,000/-
134676	31.08.2009	State Bank of India, Kolkata	26,50,00,000/-
Total			79,50,00,000/-

For RASOI LIMITED

[Signature]
Director

For RASOI LIMITED

[Signature]
(PARTHA CHAKRAVERTI)
COMPANY SECRETARY

&
VICE PRESIDENT-CORPORATE AFFAIRS

[Vendor]

[Signature]

Witnesses:

Signature *[Signature]*

Name NAND GOPAL KHAITAN

Signature *[Signature]*

Name VARUN MOY










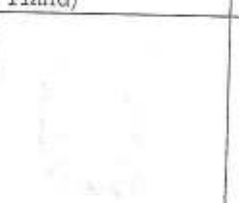























Signature *[Signature]*

Name AVIK SAHA

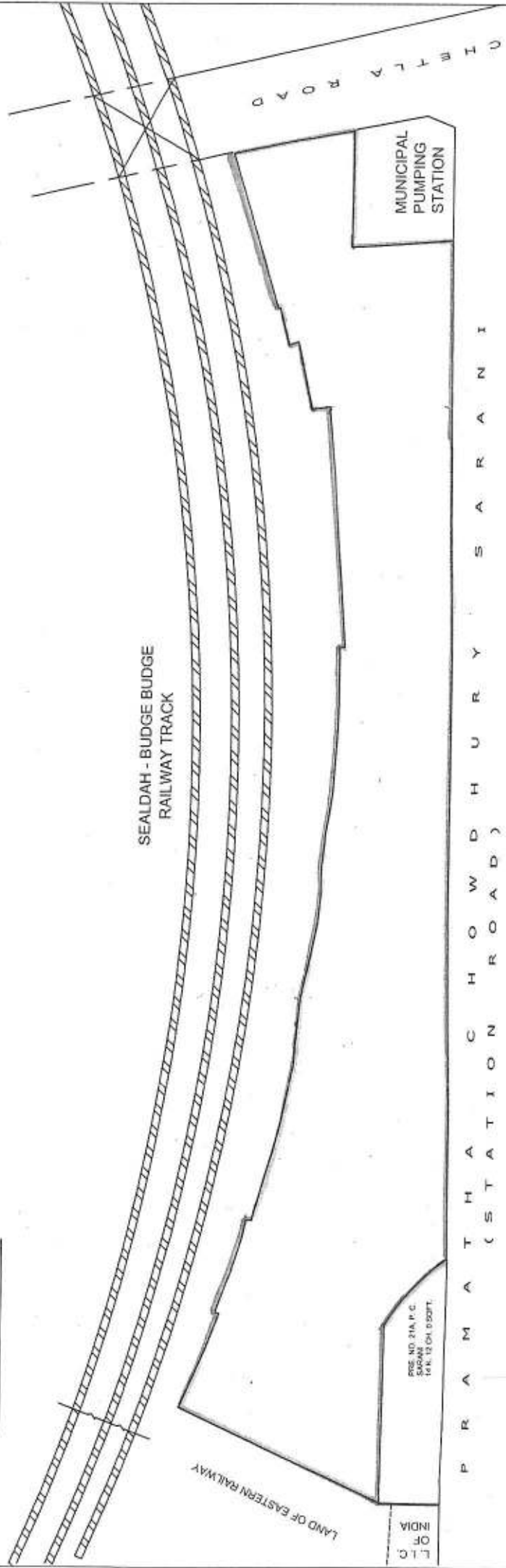
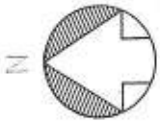
Signature *[Signature]*

Name VISWANATH KEDIA

SPECIMEN FORM TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
<i>S. Hemant Singh</i>						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
<i>Kulkarni</i>						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
<i>Pareek Chakraborty</i>						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little

PLAN OF PREMISES NO. 21 PRAMATHA
 CHOWDHURY SARANI, KOLKATA - 700 053
 LAND AREA - 10 B. 14 K. 14 CH. 42 SQFT. = 154752
 SQFT. = 14376.81 SQM.
 EXISTING STRUCTURE 82123 SQFT.
 NOT TO SCALE



L.T.C.
 OF
 INDIA

REG. NO. 21A.P.C.
 (K.K. 13 CH. 42 SQFT.)

For RASOI LIMITED
[Signature]
 Director

For RASOI LIMITED
[Signature]
 (PARTHA CHAKRAVERTI)
 COMPANY SECRETARY

ADD. Dist. Sub-Registry
 Alipore, South 24 Parganas

For IDEAL REAL ESTATES PVT. LTD.
[Signature]
 Director



VICE-PRESIDENT-CORPORATE AFFAIRS

SIGNATURE OF VENDOR








SIGNATURE OF PURCHASER

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. ALIPORE, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 06521 / 2009, Deed No. (Book - I , 05730/2009)


I . Signature of the Presentant


Name of the Presentant	Photo	Finger Print	Signature with date
S. K. Himatsingka	 01/09/2009	 LTI 01/09/2009	S.K. Himatsingka 01/09/09

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kapil Kaul Address -20, Sir R. N. Mukherjee Rd. Kolkata	Confirming Party	 01/09/2009	 LTI 01/09/2009	FOR RASOI LIMITED  DIRECTOR
2	Partha Chakraverti Address -20, Sir R. N. Mukherjee Rd. Kolkata	Confirming Party	 01/09/2009	 LTI 01/09/2009	For RASOI LIMITED Partha Chakraverti (PARTHA CHAKRAVERTI) COMPANY SECRETARY & PRESIDENT-CORPORATE AFF.
3	S. K. Himatsingka Address -50, Jawahar Lal Nehru Rd. Kolkata	Confirming Party	 01/09/2009	 LTI 01/09/2009	IDEAL REAL ESTATES PVT. LTD. S.K. Himatsingka Director

Name of Identifier of above Person(s)
Amlan Saha
PS-.,50, Jawahar Lal Nehru Rd. Kolkata


01-09-09


(Utpal Kumar Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. ALIPORE

Government Of West Bengal
Office of the A. D. S. R. ALIPORE
ALIPORE
Endorsement For deed Number :I-05730 of :2009
(Serial No. 06521, 2009)

On 01/09/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 8744989/- ,E = 14/- on:01/09/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 795000000/-

Certified that the required stamp duty of this document is Rs 55650020 /- and the Stamp duty paid as: Impressive Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs 55645020/- is paid, by the Bankers cheque number 134672, Bankers Cheque Date 31/08/2009 Bank Name State Bank Of India, Chowranghee, received on :01/09/2009.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 12.54 hrs on :01/09/2009, at the Office of the A. D. S. R. ALIPORE by S. K. Himatsingka, Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on 01/09/2009 by

1. Kapil Kaul, Director, Rasoi Ltd., 20, Sir R. N. Mukherjee Rd., Kolkata-700001, profession :----
2. Partha Chakraverti, Company Secre. & Vice President, Rasoi Ltd., 20, Sir R. N. Mukherjee Rd., Kolkata-700001, profession :----
3. S. K. Himatsingka, Director, Ideal Real Estates Pvt. Ltd., 50, Jawahar Lal Nehru Rd., Kolkata-700071, profession :----

Identified By Amlan Saha, son of S. N. Saha 50, Jawahar Lal Nehru Rd. Kolkata 700071 Thana: ., by caste Hindu, By Profession :Service.


[Utpal Kumar Basu]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF ALIPORE
Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

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(Utpal Kumar Basu) 01-September-2009
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. ALIPORE
West Bengal