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29/9/12



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29/9/12
 16,85/-
 M.V.

पश्चिम बंगाल WEST BENGAL

vk-2652/12 N 058736

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-I, Kolkata
 04.10.12

100

THIS DEED OF CONVEYANCE made this the 29th day of September Two Thousand and Twelve BETWEEN (1) (i) AMAL PROKASH SUR, PAN No. ATTPS1712P, (ii) PARIMAL SUR, PAN No. AMAPS5579E and (iii) SHYAMAL SUR, PAN No. ALCPS0352C all sons of Late Mriganka Mohan Sur, by faith Hindu, by occupation Business and residing at No.163, Acharya Jagadish Chandra Bose Road, P.S. - Entally, Kolkata - 700014, hereinafter collectively referred to as the "VENDORS" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include their

7/9/12
 250/-
 250/-

respective heirs, executors, administrator and legal representatives) of the **ONE PART AND (2) SUR INDUSTRIES PRIVATE LIMITED**, PAN No. AADCS8461M a company incorporated under provisions of the Companies Act, 1956, having its registered office at No.163, Acharya Jagadish Chandra Bose Road, P.S. - Entally, Kolkata - 700014 represented by its Director **MR. PROBIR KUMAR SUR** son of Amal Prokash Sur residing at 163, Acharya Jagadish Chandra Bose Road, P.S. - Entally, Kolkata - 700014, hereinafter referred to as the "**THE CONFIRMING PARTY**" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its successors and/or successors-in-office and/or interest) of the **SECOND PART AND (3) EMPORIS PROPERTIES PVT. LTD.**, PAN No. AADCE0793Q a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16A, Brabourne Road, 5th Floor, P.S. - Hare Street, Kolkata - 700001, represented by its Director **MR. PRATIK CHORARIA**, son of Sri Prakash Chandra Choraria working for gain at 16A, Brabourne Road, 5th Floor, P.S. - Hare Street, Kolkata - 700001 hereinafter referred to as the "**PURCHASER**" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its successors and/or successors-in-office and/or interest) of the **THIRD PART** :

WHEREAS by a Deed of Conveyance dated 27th day of August, 1960 registered in the Office of the Sub-Registrar of Sealdah District 24-Parganas in Book No.1, Volume No.49, Pages 45 to 52 being No.2065 for the year 1960 and made between Smt. Juthika Das & Ors. therein described as the Vendors of the First Part and Rai Satyendra Kumar Das Bahadur & Anr. therein described as the Confirming Parties of the Second Part and Amal Prokash Sur, Parimal Sur and Shyamal Sur therein jointly described as the Purchasers of the Third Part, the said Smt. Juthika Das & Ors. sold transferred conveyed by way of sale assigned and

assured All Those several messuages tenements hereditaments and premises together with piece and parcel of revenue free land containing by measurement of an area of 14 Bighas, 7 Cottahs, 11 Chittacks and 40 Sq.ft. be the same a little more or less situate lying at and being premises Nos.6 and 7, Pagladanga Road in the Suburbs of the town of Calcutta more particularly described in Part-I and Part-II of the Schedule thereunder written unto and in favour of the said Amal Prokash Sur & Ors. free from all encumbrances at or for the consideration and on the terms and conditions therein mentioned ;

AND WHEREAS by virtue of the said part recited registered Deed of Conveyance dated 27th day of August, 1960 the said Amal Prokash Sur, Parimal Sur and Shyamal Sur being the Vendors herein became absolutely seised and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of All That several messuages tenements hereditaments and premises together with piece and parcel of revenue free land containing by measurement of an area of 14 Bighas, 7 Cottahs, 11 Chittacks and 40 Sq.ft. be the same a little more or less situate lying at and being premises Nos.6 and 7, Pagladanga Road in the Suburbs of the town of Calcutta more particularly described in the First Schedule stated herein hereinafter referred to as the said premises free from all encumbrances whatsoever and the said Amal Prokash Sur & Ors. duly mutated their names as absolute owners in respect thereof in the Records of the then Calcutta Corporation ;

AND WHEREAS by virtue of Deed of Lease dated 12th March, 1962 registered at the office of Alipore District Registration office in Book No.I, Volume No.12, pages 247 to 248 being No.837 for the year 1962 the said Amal Prokash Sur & Ors. being the present vendors granted and demised a portion of the said Municipal premises No.6 and 7, Pagladanga Road, being All That demarcated

plot of revenue free land hereditaments and premises containing by admeasurement an area of 5 Bighas, 18 Cottahs and 12 Chittacks together with brick built structures and boundary walls built up thereon within the Municipal Limits of Corporation of Calcutta morefully described in the Second Schedule therein mentioned hereinafter referred to as the "demised premises" unto and in favour of Sur Industries Pvt. Ltd. being the Confirming Party herein for a term of 21 years with right to construct factory sheds and structures thereon and for using the same for its own purpose ;

AND WHEREAS by virtue of the said registered Deed of Lease dated 12th March 1962 the said Lessee namely Sur Industries Private Limited being the confirming party herein had built buildings, tin sheds, godowns, outhouses, boundary walls and various structures at the said demised premises and installed electrical Installations therein ;

AND WHEREAS in or about the month of March, 1964 the present Vendors duly applied before the appropriate authorities of the then Corporation of Calcutta for amalgamation of the said premises No.7, Pagladanga Road, Calcutta with premises No.6, Pagladanga Road, Calcutta and accordingly the said premises No.7, Pagladanga Road, Calcutta was amalgamated with the premises No.6, Pagladanga Road, Kolkata – 700015 ;

AND WHEREAS by virtue of the aforesaid the said two premises No.6 and 7, Pagladanga Road, were amalgamated in the Municipal records of the Calcutta Corporation and the said amalgamated premises was numbered and assessed as premises No.6, Pagladanga Road, Kolkata – 700015 and morefully described in the First Schedule hereunder written ;

AND WHEREAS due to permanent closure of the factory set up by the Lessee being the Confirming Party herein by a registered Deed of Surrender dated 16th December, 1969 registered in the office of the Sub-Registrar in Book No.1, Volume No.49, Pages 135 to 138 being No.1964 for the year 1969 the said Sur Industries Pvt. Ltd. duly surrendered and yielded up the said demised premises together with all structures thereon unto and to the use of the Lessors, being the Vendors herein with intent and purpose that the term of 21 years granted by the said Deed of Lease in respect of the said demised premises shall cease and come to an end and be forever extinguished in the reversion to the Lessors with all structures and boundary walls ;

AND WHEREAS by virtue of an agreement for tenancy dated 29th July, 1975 made between Amal Prokash Sur & Others being the Vendors herein and therein referred to as Landlords of the One Part and the said Sur Industries Private Limited being the Confirming Party herein therein referred to as Tenant of the Other Part, the said Vendors granted a monthly tenancy in respect of the said premises unto and in favour of Sur Industries Pvt. Ltd. at an agreed monthly rent and on the terms and conditions therein mentioned ;

AND WHEREAS subsequently the said Sur Industries Private Limited being the Confirming Party herein by consent of the Vendors as Landlords inducted and subletted a part of the said tenanted portion to West Bengal State Leather Industries Development Corporation Ltd. a small scale Industry Unit of Government of West Bengal on monthly rental basis hereinafter referred to as the "sub-let portion" ;

AND WHEREAS on or about 20th May 1977 Government of West Bengal through Land Acquisition collector requisitioned some portions of shed adjacent

to the portion under possession of the said West Bengal State Leather Industries Development Corporation Limited (hereinafter referred to as W.B.S.L.I.D.C. Ltd.) and a portion of an adjacent vacant land including tank and issued possession certificate dated 20th May, 1977 to the Vendors herein;

AND WHEREAS the said Land Acquisition Collector Calcutta Government of West Bengal in terms of Section 10A & 10B of West Bengal Premises Requisition and Control (Temporary Provision) Act, 1947 (Act V of 1947) issued a notice dated 2nd February, 2005 whereby it revoked the said requisition of the said premises for restoration of the vacant possession of the requisitioned premises to the owners being the Vendors herein since the requisition of the portion of the said premises in question expired 25 years of requisitioned period on 17th May, 2002 and the said requisitioned premises was handed over to the owners being the Vendors herein on 31st August, 2009;

AND WHEREAS competent authority Calcutta under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 published a notice in the Calcutta Gazette dated 20th February, 2001 for acquisition of about 2 Bighas 11 Cottahs, 12 Chittacks 36 Sq.ft. of land of the said premises declaring the same as the excess vacant land owned and possessed by the Vendors herein at the said premises No.6, Pagladanga Road, Kolkata ;

AND WHEREAS by a further notice dated 21st February, 2003 the Authority under Urban Land (Ceiling and Regulations) Act. 1976 demanded possession of the said excess vacant land measuring an aggregate area of about 2 Bighas 11 Cottahs 12 chittaks and 36 s.q.ft. of land out of the total areas of land held by the vendors at the said premises No.6, Pagladanga Road, Kolkata and in pursuance of the said notice on or about 12th August, 2003 the Vendors issued

three possession certificates for the said aggregate area of 2 Bighas 11 Cottahs 12 Chittacks 36 sq.ft. (3465.57 Sq.mt.) of excess vacant land in favour of Calcutta Improvement Trust as directed by the Competent Authority and the said excess vacant land is morefully described in the Second Schedule hereunder written ;

AND WHEREAS after vesting of said excess vacant land of about 2 Bighas 11 Cottahs 12 Chittacks 36 sq.ft. the vendors remained the absolute owners of the balance area of 11 Bighas 15 Cottahs 15 chittacks and 4 sq.ft. of land of the said premises No.6, Pagladanga Road, Kolkata – 700015 together with building structures, tin sheds, messuages tenements and hereditaments standing thereon;

AND WHEREAS by virtue of the aforesaid the Vendors are absolutely seised and possessed of or otherwise well and sufficiently entitled to in fee simple possession of All That several messuages, tenements hereditaments buildings, sheds, godowns, outhouses and various structures together with the piece and parcel of land containing by admeasurement an area of 11 Bighas, 15 Cottahs, 15 Chittacks and 4 Sq.ft. be the same a little more or less known and numbered as premises No.6, Pagladanga Road in the suburbs of the town of Kolkata – 700015 hereinafter referred to as the said premises and morefully described in the Third Schedule hereunder written free from all encumbrances whatsoever subject to however tenancy of the Confirming Party herein and a portion thereof is under the occupation of their sub-tenant the West Bengal State Leather Industries Development Corporation Ltd. ;

AND WHEREAS the Vendors have approached the Purchaser for sale and Transfer of All That piece and parcel of land containing by admeasurement an area of 11 Bighas, 15 Cottahs, 15 Chittacks and 4 Sa.ft. be the same a little more or less together with the messuages, tenements hereditaments, buildings,

sheds, godowns outhouses and various structures standing thereon being premises No.6, Pagladanga Road in the suburbs of the town of Kolkata morefully and particularly described in the Third Schedule hereunder written and hereinafter referred to as the "said premises" at and for a consideration of Rs.16,25,00,000.00 (Rupees Sixteen Crore Twenty Five Lakh) only free from all encumbrances charges lien lispens trusts acquisition, requisition claims and demands whatsoever or howsoever, but subject to occupation of a portion of the said premises by the said West Bengal State Leather Industries Development Corporation Ltd. ;

AND WHEREAS the said Confirming Party hereby confirms that it has surrendered its tenancy right in respect of the said premises together with factory buildings, sheds, godowns outhouses and various structures alongwith Electrical installations in the said premises to the Vendors herein subject to however occupation of a portion of the said premises by the said West Bengal State Leather Industries Development Corporation Ltd. ;

AND WHEREAS by virtue of aforesaid the Purchaser has agreed to purchase and the Vendors have agreed to sell to the Purchaser All That piece and parcel of land containing by admeasurement an area of 11 Bighas, 15 Cottahs, 15 Chittacks and 4 Sq.ft. be the same a little more or less together with the buildings, structures, tin sheds, out houses, messuages hereditaments and tenements standing thereon being premises No.6, Pagladanga Road, Kolkata – 700015 and more particularly described in the Third Schedule hereunder written and hereinafter referred to as the "said premises" at or for a consideration amounting to Rs.16,25,00,000.00 (Rupees Sixteen Crore Twenty Five Lakh) only but otherwise free from all encumbrances charges lien lispens trusts acquisition requisition claims and demands whatsoever or howsoever subject to

however a portion under the occupation of the West Bengal State Leather Industries Development Corporation Ltd. and on the terms and conditions stated hereunder ;

NOW THIS INDENTURE WITNESSETH that in pursuance to the said agreements and in consideration of the said sum of Rs.16,25,00,000.00 (Rupees Sixteen Crore Twenty Five Lakh) only paid to the Vendors (the receipt whereof the Vendors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof do and each of them doth hereby acquit release and for ever discharge the Purchaser and the said premises) the Vendors do hereby sell grant convey transfer by way of sale assign and assure unto the Purchaser and the Confirming Party hereby confirms that it has surrendered the tenanted areas of the said premises and doth transfer release and relinquish all its rights if any in respect of All That piece and parcel of land containing by admeasurement an area of 11 Bighas, 15 Cottahs, 15 Chittacks and 4 Sq.ft. be the same a little more or less together with the buildings, structures, tin sheds messuages hereditaments and tenements standing thereon being premises No.6, Pagladanga Road, Kolkata - 700015 morefully described in the Third Schedule hereunder written and hereinafter referred to as the "said premises" and delineated in the Map or Plan hereto annexed and bordered thereon in '**RED**' TOGETHER WITH all the things permanently attached thereto or standing thereon and compounds boundary walls, sewers, drains, water courses, trees, fences, lights, liberties privileges, easements profits, advantages, rights, appendages and appurtenances whatsoever to the said premises or any part thereof belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto AND ALL the estate right title interest use, possession, benefit, claim and demand whatsoever both at law or in equity of the Vendors into and upon the said premises hereby granted

and transferred or expressed or intended so to be, TOGETHER WITH all deeds pattahs muniments writings and all other evidences of title relating to and concerning the said premises or any part thereof which now are or hereafter shall or may be in possession, power, custody or control of the vendors **TO HAVE AND TO HOLD** the said premises hereby granted or expressed so to the unto and benefit of the purchaser absolutely and forever.

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

a) That notwithstanding any act, deed, matter or thing by the vendors done executed or knowingly suffered to the contrary the Vendors now have good right full power and absolute authority to grant transfer by way of sale and assign the said premises morefully described in the Third Schedule stated hereunder hereby granted transferred conveyed and assigned .or otherwise expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid ;

b) That the Purchaser shall and may at all times hereafter peaceably and quietly enter upon occupy or possess and enjoy the said premises and every part and parcel thereof hereby conveyed with appurtenances and receive the rents issues and profits thereof and every part thereof for its own use and benefit without any suit Lawful eviction or interruption claim or demand whatsoever from or by the Vendors or any of them or any person or persons lawfully or equitably claiming or to claim from under or in trust for them or any of them ;

c) That the Purchaser shall hold the said premises free and clear and freely and clearly and absolutely acquitted exonerated and forever released and discharged otherwise by the Vendors and well and sufficiently saved and

defended kept harmless and indemnified of from and against all former and other estates title charge and encumbrances whatsoever had made executed occasioned and suffered by the Vendors or any person or persons having or lawfully claiming or to claim by from under or in Trust for them.

d) That the Vendors and all persons having or lawfully or equitably claiming any estate right title or interest in the said premises or any part thereof hereby conveyed or any part thereof by from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such further acts deeds things conveyance and assurances in the law whatsoever for the better and more perfectly and absolutely granting the said premises and every part thereof hereby conveyed unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required ;

e) That the Vendors have good right full power and absolute authority to convey, transfer by way of sale the said premises hereby conveyed in the manner aforesaid and if for any reasons due to defect in title of the Vendors if the Purchaser is dispossessed or deprived of full enjoyment of the said premises or any part thereof then in that event the Vendors hereby agree to indemnify and keep the Purchaser fully indemnified against all losses, damages, costs, charges, claims and demands occasioned or arising out of the said premises hereby sold transferred and conveyed to the Purchaser.

f) That the Confirming Party herein do hereby grant convey and transfer its right title and interest in the said buildings structures sheds with electrical installation and other structures built up by them in the said premises or any part

thereof absolutely and forever unto and in favour of the Vendors herein free from all encumbrances whatsoever or howsoever.

g) That the Vendors do hereby undertake to pay on demand all outstanding municipal rates and taxes Government revenue and all other impositions whatsoever due and payable by the Vendors in respect of the said premises up to the date of execution of these presents.

h) That the Vendors shall and will sign all papers, affidavit declaration, or prescribed forms for the purpose of mutation of the name of the Purchaser in respect of the said premises in appropriate records of the Government.

i) That the Vendors and the Confirming Party hereby confirm to have delivered peaceful and vacant possession of the entirety of said premises together with entire built up areas therein to the Purchaser before the execution of these presents and accordingly the Purchaser is in absolute possession of the said premises.

j) That the Vendors and Confirming party hereby further confirm that the Confirming Party has surrendered its Tenancy right in respect of the said Premises in favour of the Vendors herein and a portion of the said premises is under occupation of the said West Bengal State Leather Industries Development Corporation Ltd. and the Vendors and Confirming Party have issued letter of attornment addressed to the said West Bengal State Leather Industries Development Corporation Ltd. informing them that they have sold and surrendered the said premises to the Purchaser herein and they should pay future rent payable by them to the Purchaser from the date of these presents as the Purchaser is the landlord of the said premises.

THE FIRST SCHEDULE ABOVE REFEREED TO :

(Entire property being amalgamated premises

No.6, Pagladanga Road, formerly No.6 and 7, Pagladanga Road)

ALL THAT messuage tenements, brick built structures hereditaments and premises including the boundary walls together with the piece or parcel of revenue free land containing by measurement an area of 14 Bighas, 7 Cottahs, 11 Chittacks and 40 Sq.ft. be the same a little more or less being premises No.6, Pagladanga Road, within Municipal Limits of Calcutta Corporation under holding No.39 and 41 in Sub-Division 'J' in Division IV Mouza – Pagladanga, P.S. Tiljala, registration Sub-Division Sealdah in the District of 24-Parganas and butted and bounded in manner follows : That is to say –

ON THE NORTH : By Pagladanga Road ;
ON THE EAST : By Pagladanga Road and partly by holding No.2;
ON THE SOUTH : By Pagladanga Road and
ON THE WEST : By the land of the Estate of Nafar Chandra Koley and
Kshetra Mohan Bapuli ;

OR HOWSOEVER OTHERWISE the said property is called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFEREED TO :

(VESTED LAND)

ALL THAT the messuage tenement hereditament and premises including the boundary walls containing by measurement an area of 2 Bighas, 11 Cottahs, 12 Chittacks and 36 Sq.ft. (3465.57 Sq.Mtr) be the same a little more or less being the excess vacant land vested with the Government of West Bengal under West

Bengal Urban Land (Ceiling & Regulation) Act, 1976 and taken possession by Kolkata Improvement Trust in August, 2003 ;

THE THIRD SCHEDULE ABOVE REFEREED TO :

(THE PREMISES)

ALL THAT piece and parcel of land containing by admeasurement an area of 11 Bighas, 15 Cottahs, 15 Chittacks and 4 Sq.ft. be the same a little more or less together with the building, structures, tin sheds messuages hereditaments and tenements standing thereon measuring about 41,000 Sq.ft. situate lying at and being premises No.6, Pagladanga Road within the limits of Kolkata Municipal Corporation being Ward No.57, Mouza – Pagladanga, P.S. - Tangra, Kolkata – 700015 registration Sub-District Sealdah in the District of 24-Parganas (South) butted and bounded as follows :-

ON THE NORTH : By 20 feet wide Pagladanga Road ;

ON THE SOUTH : Partly by Pagladanga Road and partly by the Land vested in Government of West Bengal ;

ON THE EAST : Partly by Pagladanga Road and partly by the Land vested in Government of West Bengal;

ON THE WEST : Partly by Premises No.5, Pagladanga Road and partly by the Land vested in Government of West Bengal;

OR HOWSOEVER OTHERWISE the said premises is called known numbered described or distinguished.

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

SIGNED SEALED AND DELIVERED

by the VENDORS at Kolkata

In the presence of :-

Mina Ganguli
11A, PANBAGAN LANE
KOLKATA - 700 014

Dan I Kt
82A/1, Metropolitan Housing
Society, Kolkata - 700105.

Amal Prakash Sur
[AMAL PROKASH SUR]

Parimal Sur

Ajay Sur

SIGNED SEALED AND DELIVERED

by the CONFIRMING PARTY at Kolkata

In the presence of :-

Mina Ganguli
Dan I Kt

SUR INDUSTRIES PRIVATE LTD.

Prabir Kumar Sur
Director
(PRABIR KUMAR SUR)

SIGNED SEALED AND DELIVERED

by the PURCHASER at Kolkata

In the presence of :-

Mina Ganguli
Dan I Kt

Emporis Properties Private Limited
Pratik Choudhary

Director

(PRATIK CHOUDHARY)

Drafted by R-Kapoor
Advocate High Court
Calcutta

RECEIVED by the Vendor of and from
within named Purchaser the within
mentioned sum of Rs.16,25,00,000/-
(Rupees Sixteen Crore Twenty Five Lakh)
only being the full consideration money
as per memo below :-


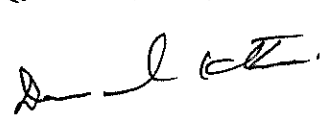
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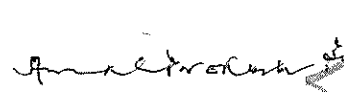
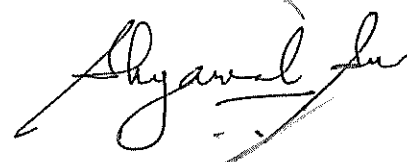
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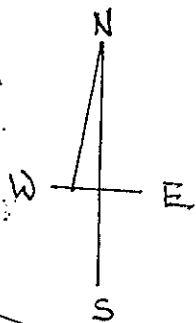
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195089	28.09.2012	HDFC Bank	Rs.13,00,00,000.00
195123	28.09.2012	HDFC Bank	Rs. 2,80,00,000.00
991227	29.09.2012	HDFC Bank	Rs. 18,00,000.00
			<u>Rs.16,25,00,000.00</u>

(Rupees Sixteen Crore Twenty Five Lakh only)

WITNESSES :-


Mira Ganguli
11A, PANBAGAN LANE
KOLKATA - 700 014


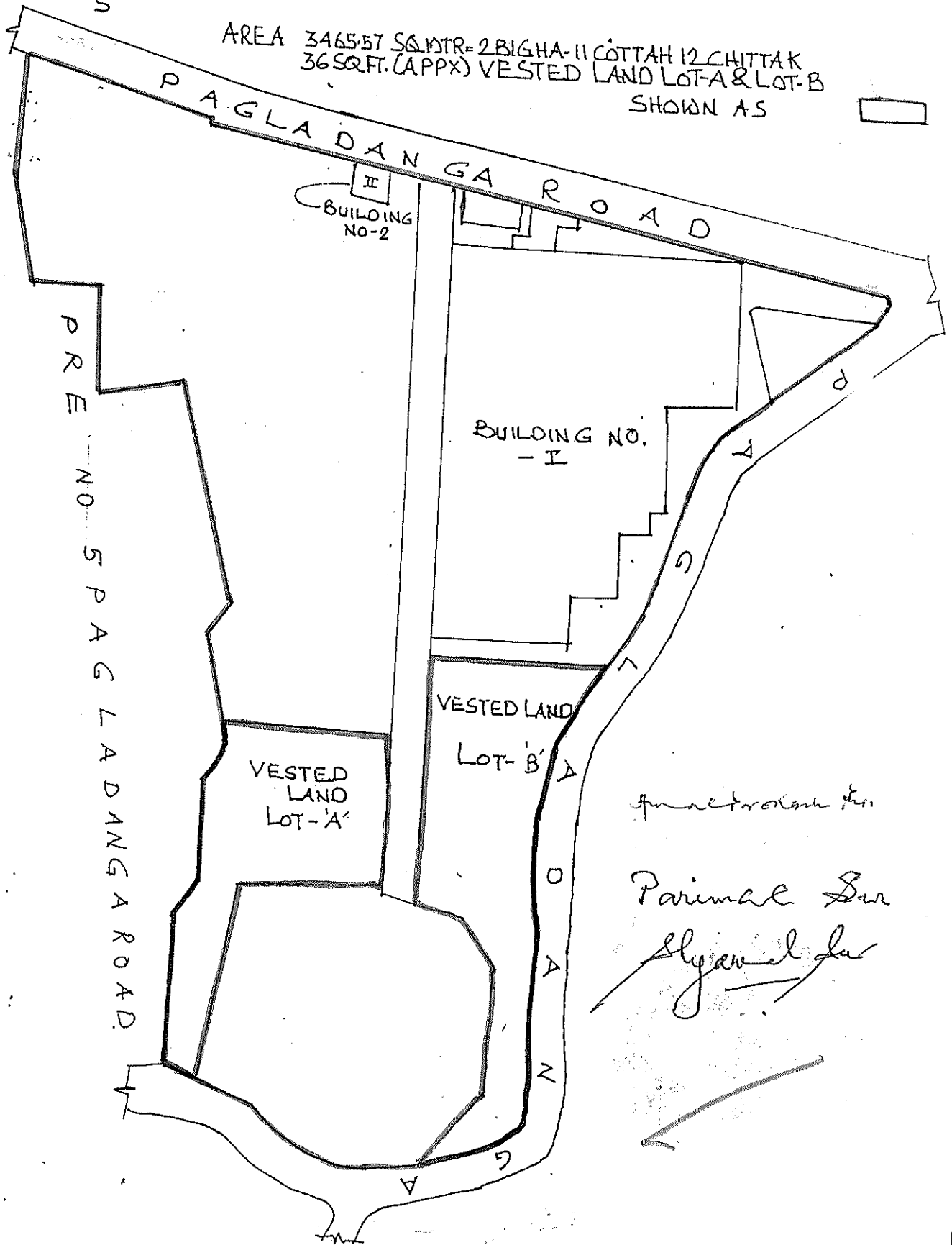

Parimal Sur




PLAN OF
PREMISES NO. 6, PAGLADANGA ROAD, KOLKATA-15
SCALE 1:1000

AREA - 15788.01 SQ. MTR = 11 BIGHA - 15 COTTAH
15 CHITTACK - 4 SQ. FT (APPX)

AREA 3465.57 SQ. MTR = 2 BIGHA - 11 COTTAH 12 CHITTAK
36 SQ. FT. (APPX) VESTED LAND LOT-A & LOT-B
SHOWN AS



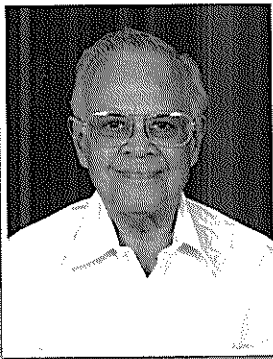



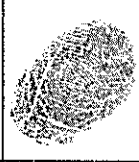

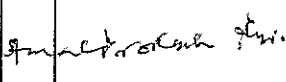

















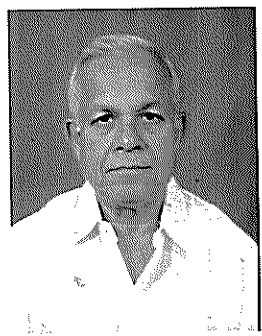





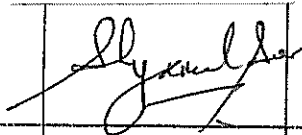





Emporis Properties Private Limited
Pran Choudhary
Director

OUR INDUSTRIES PRIVATE LTD.
Primal Sur
Director

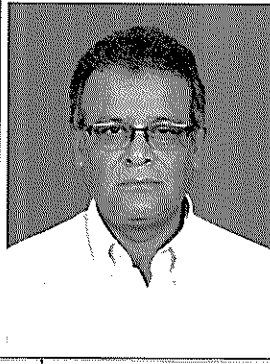












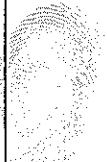












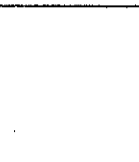
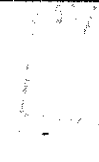

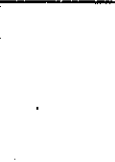


REF. GIVEN SKETCH.

S.K. ROY
12/2 OLDPOST OFFICE ST.

SPECIMEN FORM FOR TEN FINGER PRINTS

S.L. No.	Signature of the Executants and or Purchaser Presents					
						
		LITTLE	RING [Left Hand]	MIDDLE [Left Hand]	FORE	THUMB
						
		LITTLE	RING [Right Hand]	MIDDLE [Right Hand]	FORE	THUMB
2						
		LITTLE	RING [Left Hand]	MIDDLE [Left Hand]	FORE	THUMB
						
		LITTLE	RING [Right Hand]	MIDDLE [Right Hand]	FORE	THUMB
						
		LITTLE	RING [Left Hand]	MIDDLE [Left Hand]	FORE	THUMB
						
		LITTLE	RING [Right Hand]	MIDDLE [Right Hand]	FORE	THUMB

SPECIMEN FORM FOR TEN FINGER PRINTS

S.L. No.	Signature of the Executants and or Purchaser Presents					
						
		LITTLE	RING [Left	MIDDLE Hand]	FORE	THUMB
						
		LITTLE	RING [Right	MIDDLE Hand]	FORE	THUMB
2	 <i>Peehik Chazac</i>					
		LITTLE	RING [Left	MIDDLE Hand]	FORE	THUMB
						
		LITTLE	RING [Right	MIDDLE Hand]	FORE	THUMB
3						
		LITTLE	RING [Left	MIDDLE Hand]	FORE	THUMB
						
		LITTLE	RING [Right	MIDDLE Hand]	FORE	THUMB



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

Endorsement For Deed Number : I - 09285 of 2012
(Serial No. 08421 of 2012)

On

Payment of Fees:

On 29/09/2012

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

Presented for registration at 15.30 hrs on :29/09/2012, at the Private residence by Pratik Choraria ,Claimant.

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

Execution is admitted on 29/09/2012 by

1. Amal Prokash Sur, son of Lt. Mriganka Mohan Sur , 163, A. J. C. Bose Road, Kolkata, Thana:-Entaly, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700014, By Caste Hindu, By Profession : Business
2. Parimal Sur, son of Lt. Mriganka Mohan Sur , 163, A. J. C. Bose Road, Kolkata, Thana:-Entaly, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700014, By Caste Hindu, By Profession : Business
3. Shyamal Sur, son of Lt. Mriganka Mohan Sur , 163, A. J. C. Bose Road, Kolkata, Thana:-Entaly, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700014, By Caste Hindu, By Profession : Business
4. Probir Kumar Sur
Director, Sur Industries Pvt. Ltd., 163, A. J. C. Bose Road, Kolkata, Thana:-Entaly, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700014.
, By Profession : Others
5. Pratik Choraria
Director, Emporis Properties Pvt. Ltd., 16 A, Brabourne Road, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Others

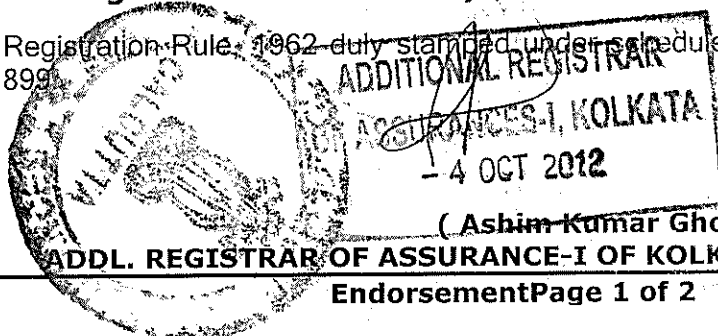
Identified By Debraj Giri, son of .. , High Court, CALCUTTA, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 04/10/2012

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.



04/10/2012 15:25:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 09285 of 2012
(Serial No. 08421 of 2012)

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 04/10/2012

Amount by Draft

Rs. 1854071/- is paid , by the draft number 911358, Draft Date 03/10/2012, Bank Name State Bank of India, COMMERCIAL BRANCH KOLKATA, received on 04/10/2012

(Under Article : A(1) = 1853973/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 04/10/2012)

Certificate of Market Value(WB PUVI rules of 2001)

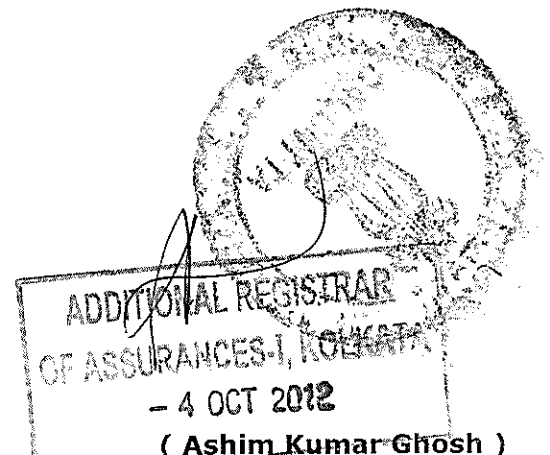
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-16,85,43,901/-

Certified that the required stamp duty of this document is Rs.- 11798093 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 11798093/- is paid 91135703/10/2012 State Bank of India, COMMERCIAL BRANCH KOLKATA, received on 04/10/2012

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

=====
DATED THIS 29 DAY OF September 2012
=====

BETWEEN

AMAL PROKASH SUR & ORS.

..... VENDORS

AND

SUR INDUSTRIES PRIVATE LIMITED

..... CONFIRMING PARTY

AND

EMPORIS PROPERTIES PRIVATE LIMITED

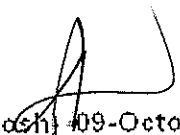
..... PURCHASER

DEED OF CONVEYANCE

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 19
Page from 7483 to 7506
being No 09285 for the year 2012.




(Ashim Kumar Ghosh) 09-October-2012
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal