

5693/12

I-4342/12



पश्चिमवङ्ग पश्चिम बङ्गाल WEST BENGAL

A 423365

27.05.12
SMB-9840/12
4.05 pm

Controlled that the document is admitted to registration. The signature sheet/s and the endorsement sheet/s attached with this document are the part of this document

04342
28/5/12

[Signature]
Asst. Dir. Sub-Registrar
Alkure, South 24 Parganas

28 MAY 2012

V.C
1764

THIS INDENTURE OF CONVEYANCE made this the 27th day of May, Two Thousand Twelve BETWEEN (1) DEBABRATA DAS GUPTA, (PAN NO. ADRPD8535H), son of Late (Dr.) Debesh Charan Das Gupta, (2) DEBAPRIYA DAS GUPTA, (PAN NO. ADKPD0745N), son of Late Snehamoy Das Gupta, (3) (SMT.) KRISHNA DUTTA GUPTA, (PAN NO. AJRPD0720C), wife of Sri Mihir Lal Dutta Gupta, (4) SUDIPTA DAS GUPTA, (PAN NO. ADJPD774J), son of Late Santimoy Dasgupta, (5) (SMT.) SASWATI CHATTERJEE (nee DAS GUPTA), (PAN NO. AGTPC8149B), wife of Sri Diptimoy Chatterjee, (6) (SMT.) GAYATREE DAS GUPTA, (PAN NO. A1NSPD8188P), wife of Late

35050

B. CHAUDHURI, Advocate
Calcutta High Court

5000

NAME.....
ADD.....
Rs.....
25 MAY 2012
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, N. S. Row Hotel, Khet

Sunita Kothari



V.C.T.1
5884

TO PROF DEAL PRIVATE LIMITED

Sunita Kothari

Authorised Signatory / Director



V.C.T.1
5885

25 MAY 2012

- Sachin Dasgupta



5886

- Saswati Chatterjee



5887

- Gayatri Dasgupta



V.C.T.1
5888

- Debabrata Dasgupta

(DEBABRATA DASGUPTA)



ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.
27 MAY 2012

Identified by me

Bitan Chaudhuri
BITAN CHAUDHURI
Advocate
High Court Calcutta



Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 04342 of 2012
(Serial No. 05693 of 2012)

10. Uma Gupta, wife of Ujjai Gupta , 16/1, Nakuleswar Bhattacharjee Lane, Kolkata, Thana:-Tollygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others

11. Sunita Kothari
Director, K 90 Prop. Deal Pvt. Ltd. (Pan No. A A E C K 6193 P), 10, 3rd Floor, Canning St., Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Profession : Business

Identified By Bitan Chaudhuri, son of . . . , High Court, Calcutta, P.O. :- ,W. B., India, , By Caste: Hindu, By Profession: Advocate.

Executed by Attorney

Execution by

1. Debasis Sen Gupta, son of Late Ranjit Sen Gupta , 16/1, Nakuleswar Bhattacharjee Lane, Kolkata, Thana:-Tollygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026 By Caste Hindu By Profession: Others, as the constituted attorney of Sonia Arora is admitted by him.

Identified By Bitan Chaudhuri, son of . . . , High Court, Calcutta, P.O. :- ,W. B., India, , By Caste: Hindu, By Profession: Advocate.

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 28/05/2012

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.

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 28/05/2012

Amount by Draft

Rs. 231355/- is paid , by the draft number 185217, Draft Date 26/05/2012, Bank Name State Bank of India, KALIGHAT, received on 28/05/2012

(Under Article : A(1) = 231341/- ,E = 14/- on 28/05/2012)

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.-2,10,31,125/-

Certified that the required stamp duty of this document is Rs.- 1472199 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR

28/05/2012 04:50:00 P

EndorsementPage 2 of 3





Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 04342 of 2012
(Serial No. 05693 of 2012)

On

Payment of Fees:

On 27/05/2012

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

Presented for registration at 16.05 hrs on :27/05/2012, at the Private residence by Sunita Kothari ,Claimant.

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

Execution is admitted on 27/05/2012 by

1. Debabrata Das Gupta, son of Late Dr. Debesh Charan Das Gupta , 16/1, Nakuleswar Bhattacharjee Lane, Kolkata, Thana:-Tollygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others
2. Debapriya Das Gupta, son of Late Snehamoy Das Gupta , 16/1, Nakuleswar Bhattacharjee Lane, Kolkata, Thana:-Tollygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others
3. Krishna Dutta Gupta, wife of Mihir Lal Dutta Gupta , 16/1, Nakuleswar Bhattacharjee Lane, Kolkata, Thana:-Tollygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others
4. Sudipta Das Gupta, son of Late Santimoy Das Gupta , 16/1, Nakuleswar Bhattacharjee Lane, Kolkata, Thana:-Tollygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others
5. Saswati Chatterjee (Nee Das Gupta), wife of Diptimoy Chatterjee , 16/1, Nakuleswar Bhattacharjee Lane, Kolkata, Thana:-Tollygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others
6. Gayatree Das Gupta, wife of Late Supriya Das Gupta , 16/1, Nakuleswar Bhattacharjee Lane, Kolkata, Thana:-Tollygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others
7. Debolina Das Gupta, daughter of Late Supriya Das Gupta , 16/1, Nakuleswar Bhattacharjee Lane, Kolkata, Thana:-Tollygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others
8. Debasis Sen Gupta, son of Late Ranjit Sen Gupta , 16/1, Nakuleswar Bhattacharjee Lane, Kolkata, Thana:-Tollygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others
9. Sujata Das Gupta, wife of Rabindra Kumar Das Gupta , 16/1, Nakuleswar Bhattacharjee Lane, Kolkata, Thana:-Tollygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others

(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR

28/05/2012 04:50:00 P

EndorsementPage 1 of 3





Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 04342 of 2012
(Serial No. 05693 of 2012)

Deficit stamp duty

Deficit stamp duty Rs. 1467200/- is paid, by the draft number 185218, Draft Date 26/05/2012, Bank Name State Bank of India, KALIGHAT, received on 28/05/2012

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR


(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 19
Page from 4209 to 4232
being No 04342 for the year 2012.



(Arnab Basu) 29-May-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE
West Bengal



SURVEY PLAN

16/1, NAKULESHWAR BHATTACHARJEE LANE,
WARD NO.-84, BOROUGH NO.-08,
P.S.-TOLLYGUNGE, P.O.-KALIGHAT,
KOLKATA-700026
SCALE=1:200
AREA=326.087 SQ.METERS
=04 COTTAHS-14 CHHATAK-00 SQ.FEETS

SIGNATURE OF THE OWNERS

Das Gupt (Debaswata Das Gupta)

(Signature)

Gayatrie Das Gupta

Sarwati Chatterjee

Debolina Dasgupta

Sujata Das Gupta

Uma Gupta

Sriniketa Dasgupta

Debari Das Gupta

*for sale and transferred
along with the property*

*44d1, Dist. Sub-Registry
Alipore, South 24 Parganas*

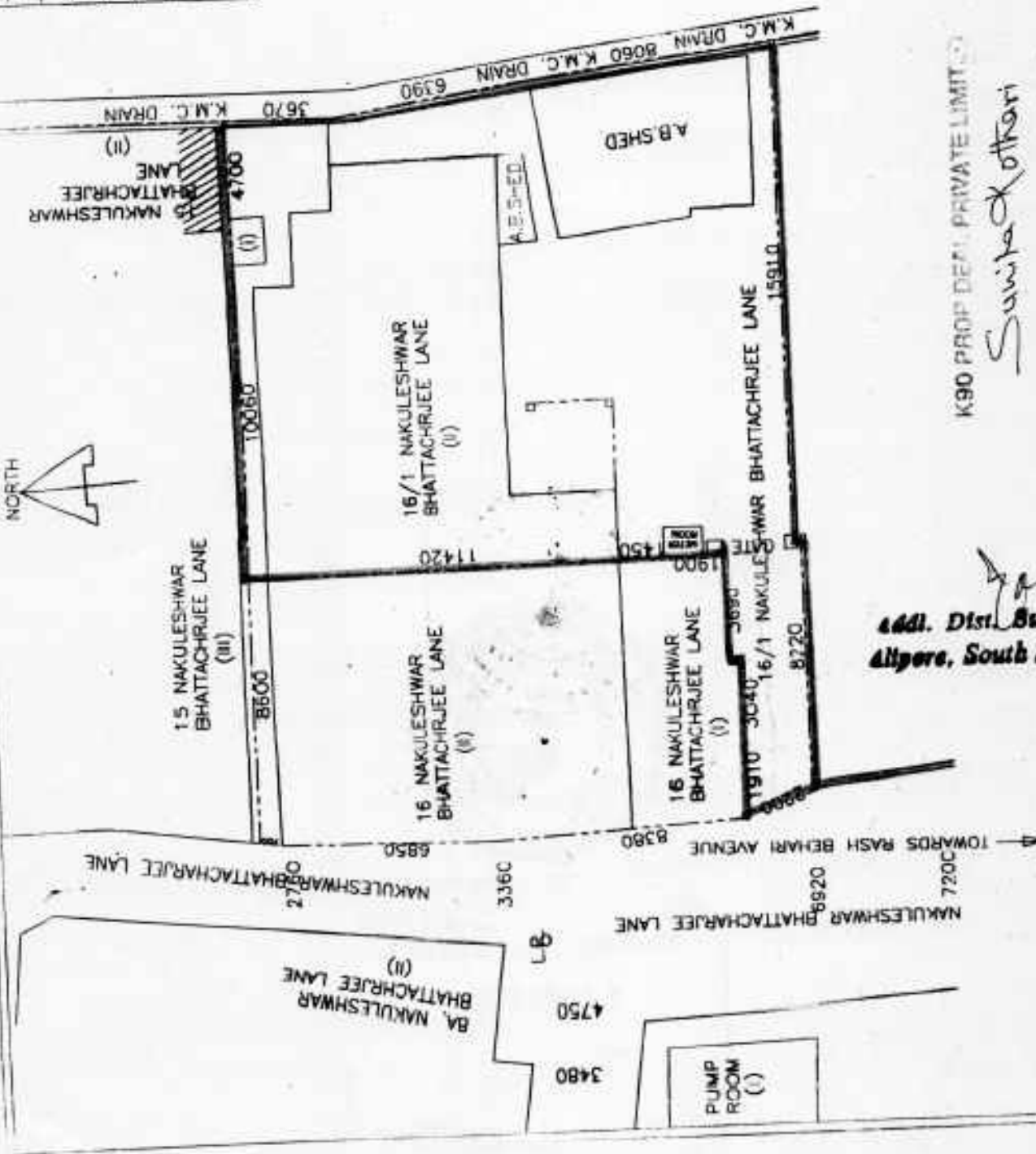
K90 PROP DEPT. PRIVATE LIMITED

Switackottari

Authorised Director

SIGNATURE OF THE PURCHASER

JOYPUL BIRA STATION ROAD
DIST. NORTH 24 PARGANAS
SURVEYOR-D. MONDAL





ADDE. DIST. SUB-REGISTRAR
ALIPURE, SOUTH 2^o PGS.

27 MAY 2012

Supriya Das Gupta, (S) (SMT.) **DEBOLINA DAS GUPTA**, (PAN NO. **AJIPD8921G**), daughter of Late Supriya Das Gupta, (S) **DEBASIS SEN GUPTA**, (PAN NO. **AMAPS0597G**), son of Late Ranjit Sengupta and (Smt.) Sadhana Sengupta, (S) (SMT.) **SUJATA DAS GUPTA**, (PAN NO. **ACCPD0721D**), wife of Sri Rabindra Kumar Dasgupta, (10) (SMT.) **SONIA ARORA**, (PAN NO. **ARPPA2724K**), wife of Sri Suresh Arora AND (11) (SMT.) **UMA GUPTA**, (PAN NO. **ADHPG8913E**), wife of Sri Ujjal Gupta, all by faith Hindu, all are the owners of the Premises No. 16/1, Nakuleswar Bhattacharjee Lane, P.S. Tollygunge, Kolkata 700 026, hereinafter collectively referred to as "**the VENDORS**" (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include each of their heirs, successors, executors, legal representatives and assigns) of the **ONE PART**

A N D

K90 PROP DEAL PVT. LTD., (PAN NO. **AAECK6193P**), a Company incorporated under the Companies Act, 1956, having its Registered Office at 10, Canning Street, 3rd Floor, P.S. Hare Street, Kolkata 700 001, represented by its Director, (SMT.) **SUNITA KOTHARI**, (PAN NO. **AFNPK8049P**), wife of Sri Kamal Kumar Kothari, by faith Jain, by occupation Business, residing at 18, Deshapriya Park Road, P.S. Tollygunge, Kolkata 700 026, hereinafter referred to as "**the PURCHASER**" (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include its successors-in-interest, administrators-in-office, executors and assigns) of the **OTHER PART**.

W H E R E A S:

A. At all material point of time one (Smt.) Nagendra Bala Devi was the absolute owner and was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of revenue redeemed land, hereditaments, premises admeasuring **4 Cottahs 14 Chittacks 0 Sq. ft.**, a bit more or less **together with** the partly two storied and partly three storied building standing thereon constructed **around 1940** lying and situate at the Municipal Premises No. 16/1, Nakuleswar Bhattacharjee Lane, P.S. Tollygunge, Kolkata 700 026 (formerly comprised in Mouza Manoharpukur, Pargana Khaspur, within the limits of the then Corporation of Calcutta Holding No. 305A, Division-VI, Sub-Division-Q, Dihi Panchannagram), District: South 24 Parganas morefully described in the **SCHEDULE** hereunder written and hereinafter referred to as "**the SAID PREMISES**" free from all encumbrances, charges and lien whatsoever.



V.C.T.1
5889

- Syata Das Gupta



V.C.T.1
5890

- Debapriya
(DEBAPRIYA DAS GUPTA)



V.C.T.1
5891

- Debolina
(DEBOLINA DASGUPTA)



V.C.T.1
5892

- Debasis
(Debasis Das Gupta)
for Self and Constituted
Attorney of Smt. Soma Das.



V.C.T.1
5893

- Uoma Gupta



V.C.T.1
5894

Krishna
putta Gupta



ADDL. DIST. SUB REGISTRAR
ALIPORE, SOUTH 24 PGS.
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Rajan Chandra
Advocate
Calcutta High Court

B. By an Indenture of Conveyance dated 25th July, 1945, registered in the office of the District Sub-Registrar at Alipore, District 24 Parganas and recorded in Book No. I, Volume No. 53, Pages 113 to 118, Being No. 2431 for the year 1945 and made between the said (Smt.) Nagendra Bala Devi, therein called the Vendor of the First Part, Mrityunjoy Mukherjee, (Smt.) Surabala Debi and (Smt.) Bimala Debi, therein jointly called the Confirming Parties of the Second Part and The Pioneer Investment Trust Limited, therein called the Purchaser of the Third Part, the Vendor therein for the consideration mentioned therein sold, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein the Said Premises free from all encumbrances, charges and lien whatsoever which was also confirmed by the Confirming Parties therein.

C. By an Indenture of Conveyance dated 4th December, 1949 and registered on 11th February, 1950, registered in the office of the Registrar of Calcutta and recorded in Book No. I, Volume No. 14, Pages 145 to 149, Being No. 356 for the year 1950 and made between The Pioneer Investment Trust Limited, therein called the Vendor of the One Part and Nikhilesh Chandra Das Gupta, therein called the Purchaser of the Other Part, the Vendor therein for the consideration mentioned therein sold, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein the Said Premises free from all encumbrances, charges and lien whatsoever.

D. By an Indenture of Conveyance dated 1st October, 1951 registered in the office of the Sub-Registrar at Alipore Sadar, District 24 Parganas and recorded in Book No. I, Volume No. 92, Pages 230 to 234, Being No. 6440 for the year 1951 and made between the said Nikhilesh Chandra Das Gupta, therein called the Vendor of the One Part and (Smt.) Hiranmoyee Das Gupta, wife of (Dr.) Debesh Charan Das Gupta, therein called the Purchaser of the Other Part, the Vendor therein for the consideration mentioned therein sold, conveyed, transferred, assigned and assured unto and in favour of the Purchaser therein the Said Premises free from all encumbrances, charges and lien whatsoever.

E. In the manner as aforesaid (Smt.) Hiranmoyee Das Gupta became the absolute owner and was absolutely seized and possessed of **ALL THAT** the piece or parcel of revenue redeemed land, hereditaments, premises together with partly two storied and partly three storied building standing thereon admeasuring **4 Cottahs 14 Chittacks 0 Sq. ft.**, a bit more or less lying and situate at the **Premises No. 16/1, Nakuleswar Bhattacharjee Lane, P.S. Tollygunge, Kolkata 700 026** (formerly comprised in Mouza Manoharpukur, Pargana Khaspur, within the



ADDL. DIST. SUB-REGISTRAR
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limits of the then Corporation of Calcutta Holding No. 305A, Division-VI, Sub-Division-Q, Dihi Panchannagram, District: 24 Parganas free from all encumbrances, charges and lien whatsoever.

F. The said (Smt.) Hiranmoyee Das Gupta who was a Hindu governed by Dayabhaga School of Hindu law died intestate on 3rd June, 1966 leaving behind surviving her three sons namely (1) Snehamoy Das Gupta, (2) Santimoy Das Gupta, (3) Debabrata Das Gupta and only daughter (Smt.) Sadhana Sen Gupta (nee Das Gupta) (alias Rama Sen Gupta) as her only heirs, successors and legal representatives who jointly inherited the Said Premises as per the Hindu Succession Act, 1956 each one possessing undivided $1/4^{\text{th}}$ (one-fourth) share in the Said Premises. Her husband (Dr.) Debesh Charan Das Gupta pre-deceased her on 5th July, 1964.

G. The said Snehamoy Das Gupta who was a Hindu governed by Dayabhaga School of Hindu law died intestate on 19th December, 1969 leaving behind surviving his wife (Smt.) Snehakana Das Gupta, two sons namely (1) Supriya Das Gupta and (2) Debapriya Das Gupta and only daughter (Smt.) Krishna Dutta Gupta (nee Das Gupta) as his only heirs, successors and legal representatives who jointly inherited the said undivided $1/4^{\text{th}}$ (one-fourth) share by virtue of Law of Inheritance each one possessing $1/16^{\text{th}}$ share in the Said Premises.

H. The said (Smt.) Snehakana Das Gupta, widow of Late Snehamoy Das Gupta who was a Hindu governed by Dayabhaga School of Hindu Law died intestate on 29th May, 1992 leaving behind surviving her two sons namely (1) Supriya Das Gupta and (2) Debapriya Das Gupta and only daughter (Smt.) Krishna Dutta Gupta (nee Das Gupta) as her only heirs, successors and legal representatives of her undivided $1/16^{\text{th}}$ share in the Said Premises each one thus possessing $1/12^{\text{th}}$ share in the Said Premises by way of Law of Inheritance.

I. The said Supriya Das Gupta, son of Late Snehamoy Das Gupta who was a Hindu governed by Dayabhaga School of Hindu Law died intestate on 31st August, 2005 leaving behind him surviving his wife (Smt.) Gayatree Das Gupta and only daughter (Miss.) Debolina Das Gupta as his only heirs, successors, executors and legal representatives of his undivided $1/12^{\text{th}}$ share each one possessing $1/24^{\text{th}}$ share in the Said Premises by way of Law of Inheritance.

J. In the manner as aforesaid Debapriya Das Gupta and (Smt.) Krishna Dutta Gupta each one became the absolute owner of the undivided $1/12^{\text{th}}$ share, (Smt.) Gayatree Das Gupta and (Miss.) Debolina Das Gupta each one became the absolute owner of the undivided $1/24^{\text{th}}$ share in the Said Premises by way of Law of Inheritance.



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ALIPORE, SOUTH 24 PGS.

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K. The said Santimoy Das Gupta, son of Late Debesh Charan Das Gupta and (Smt.) Hironmoyee Das Gupta who was a Hindu governed by Dayabhaga School of Hindu Law died intestate on 17th July, 1989 leaving behind him surviving his wife (Smt.) Sati Das Gupta, only son Sudipta Das Gupta and only daughter (Smt.) Saswati Chatterjee (nee Das Gupta) as his heirs, successors, executors and legal representatives who jointly inherited the said share each one possessing undivided 1/12th share in the Said Premises.

L. The said (Smt.) Sati Das Gupta, wife of Late Santimoy Das Gupta also died intestate on 16th May, 2010 leaving behind surviving her only son Sudipta Das Gupta and only daughter (Smt.) Saswati Chatterjee (nee Das Gupta) as her heirs, successors and legal representatives of her undivided 1/12th share and each one thus possessing 1/8th share in the Said Premises by way of Law of Inheritance.

L. The said (Smt.) Sadhana Sen Gupta (alias Rama Sen Gupta), daughter of Late Debesh Charan Das Gupta and (Smt.) Hiranmoyee Das Gupta who was a Hindu governed by Dayabhaga School of Hindu Law died intestate on 26th June, 2011 leaving behind surviving her only son Debasis Sen Gupta and three daughters namely (1) (Smt.) Sujata Das Gupta, (2) (Smt.) Sonia Arora and (3) (Smt.) Uma Gupta (nee Sen Gupta) as her heirs, successors and legal representatives who jointly inherited her undivided 1/4th share in the Said Premises each one possessing undivided 1/16th share by way of Law of Inheritance. Her husband Ranjit Sen Gupta pre-deceased her on 31st July, 1996.

M. In the manner as aforesaid the shareholding is as follows:

(1) Debabrata Das Gupta	:	undivided 1/4 th share
(2) Debapriya Das Gupta	:	undivided 1/12 th share
(3) (Smt.) Krishna Dutta Gupta	:	undivided 1/12 th share
(4) (Smt.) Gayatree Das Gupta	:	undivided 1/24 th share
(5) (Miss.) Debolina Das Gupta	:	undivided 1/24 th share
(6) Sudipta Das Gupta	:	undivided 1/8 th share
(7) (Smt.) Saswati Chatterjee	:	undivided 1/8 th share
(8) Debasish Sen Gupta	:	undivided 1/16 th share
(9) (Smt.) Sujata Das Gupta	:	undivided 1/16 th share
(10) (Smt.) Sonia Arora	:	undivided 1/16 th share
(11) (Smt.) Uma Gupta	:	undivided 1/16 th share.



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who jointly became the absolute owners and are absolutely seized and possessed of **ALL THAT** the piece or parcel of land admeasuring **4 Cottahs 14 Chittacks 0 Sq. ft.**, a bit more or less **together with** the partly two storied and partly three storied building standing thereon lying and situate at the **Premises No. 16/1, Nakuleswar Bhattacharjee Lane, P.S. Tollygunge, Kolkata 700 026**, comprised in Mouza Manoharpukur, Pargana Khaspur, within the limits of the Corporation of Calcutta Holding No. 305A, Division-VI, Sub-Division-Q, Dihi Panchannagram, District: 24 Parganas free from all encumbrances, charges and lien whatsoever.

N. The Vendors have agreed to sell and the Purchaser has agreed to purchase **ALL THAT** the piece or parcel of land admeasuring **4 Cottahs 14 Chittacks 0 Sq. ft.**, a bit more or less **together with** the partly two storied and partly three storied building standing thereon admeasuring **2000 Sq. ft.**, a bit more or less lying and situate at the **Premises No. 16/1, Nakuleswar Bhattacharjee Lane, P.S. Tollygunge, Kolkata 700 026** at or for the total consideration of **Rs. 94,05,000/- (Rupees Ninety Four Lakhs Five Thousand)** only on the terms and conditions mentioned herein below.

O. At or before the execution of these presents the Vendors have represented the Purchaser as follows:

- a) The Vendors are the absolute owners and are absolutely seized and possessed of **ALL THAT** the piece or parcel of land admeasuring **4 Cottahs 14 Chittacks**, a bit more or less **together with** the partly two storied and partly three storied building standing thereon lying and situate at the **Premises No. 16/1, Nakuleswar Bhattacharjee Lane, P.S. Tollygunge, Kolkata 700 026**, District: South 24 Parganas morefully described in the **SCHEDULE** hereunder written.
- b) The abstract of title of the Vendors to the Said Premises as mentioned hereinabove is true and correct.
- c) The Vendors are in khas possession of the Said Premises and besides the Vendor herein no other person/s has any right, title and interest in the Said Premises.
- d) The Vendors shall clear all the outstanding corporation taxes and dues till the date of registration of the Deed of Conveyance.
- e) There is no suit, legal proceeding and/or litigation pending in any court involving the question of title of the Said Premises or any part thereof and involving the Vendors. Neither there is any separate agreement or agreements with anyone else relating to the Said Premises.



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ALIPORE, SOUTH 24 PGS.

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- f) The Said Premises is free from all mortgages, charges, loan, lien, lispence, attachments, acquisitions, requisitions and any other encumbrances whatsoever.
- g) The Said Premises or any part thereof is at present not affected by any requisition or acquisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings have been received or come to the notice of the Vendors.
- h) Irrespective of what has been stated above it shall be the obligation of the Vendors to make out a marketable title in respect of the Said Premises.

Relying on the aforesaid representations and being the same to be true and being satisfied about the right, title, interest and possession of the Vendors, the Purchaser has agreed to purchase the Said Premises in **AS IS WHERE IS** condition.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed:

I. In pursuance of the said premises and in consideration of the said sum of **Rs. 94,05,000/- (Rupees Ninety Four Lakhs Five Thousand) only** paid in full by the Purchaser to the Vendors herein and as per the Memo of Consideration below (receipt whereof the Vendors herein doth hereby admit and acknowledge in full) and the Vendors herein do hereby sell, convey, transfer, assign, acquit, release and forever discharge assure unto and in favour of the Purchaser herein **ALL THAT** the piece or parcel of land admeasuring **4 Cottahs 14 Chittacks 0 Sq. ft.**, a bit more or less **together with** partly two storied building standing thereon admeasuring **2000 Sq. ft.**, a bit more or less lying and situate at the **Premises No. 16/1, Nakuleswar Bhattacharjee Lane, P.S. Tollygunge, Kolkata 700 026** (formerly comprised in Mouza Manoharpukur, Pargana Khaspur, Holding No. 305A, Division-VI, Sub-Division-Q, Dihi Panchannagram), District: South 24 Parganas, within the limits of the **Kolkata Municipal Corporation Ward No. 84, Assessee No. 11-084-13-0039-7** morefully described in the **SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the same or now are or is or at any time heretofore were or was situated butted, bounded called known numbered described or distinguished **AND** all the ways, paths, drains, sewers, water course, fixtures and fittings of every kind and privileges, easements, quasi-easements, rents, profits, appendage and appurtenance whatsoever standing lying in and upon or in anywise appertaining to the Said Premises hereby conveyed or any part thereof or which the same are or at any time or times heretofore were or was held used occupied and enjoyed received and known as part and parcel



ADDE DIST SUP REGISTRAR
ALIPOR, SO. 124 PGS.

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or member thereof and appurtenant thereto and the reversion or reversions, remainder or remainders, rents, issues and profits thereof and or any part thereof and all the estate right title and interest claim and demand whatsoever both at law and equity of the Vendors into and upon the Said Premises and every part thereof and all deeds muniments pattas writings evidences of the title exclusively relating to or concerning the Said Premises hereby conveyed or expressed or intended so to be or any part or parcel thereof and which now are or hereafter shall or may be in the possession or control of the Vendors **TO HAVE AND TO HOLD** the Said Premises hereby sold, transferred and conveyed with the rights, members and appurtenances unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens attachments of whatsoever nature.

II. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

a) **THAT** notwithstanding any act, deed or thing whatsoever by the Vendors done or executed or knowingly suffered to the contrary the Vendors are at the time of selling and delivery of these presents lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the Said Premises hereby conveyed transferred and assigned and intended so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or conditions use trust encumbrances or otherwise whatsoever to altar defeat encumber or make void the same.

b) **AND THAT** notwithstanding any act deed or thing whatsoever as aforesaid the Vendors have in themselves good right full title and power and lawful and absolute authority to grant, convey, transfer, sell, assign, and assure the Said Premises hereby granted transferred or expressed so to be unto and to the use of the Purchaser herein in the manner as aforesaid.

c) **AND THAT** according to the true intent and meaning of these presents that the Purchaser shall peaceably and quietly possess and enjoy the Said Premises hereby granted with rights, members, appurtenance thereof and receive and realize the rents, issues and profits thereof, if any, for its absolute use and benefit from or the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors and that free and clear and freely and clearly and absolutely acquitted exonerated and released by and well and sufficiently saved defended kept harmless and free of from and against all manner of former or other person/s lawfully and equitably claiming as stated.



ADDL. DIST. SUB-REGISTRAR
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d) **AND THAT** the Vendors and all persons having or and things whatsoever for the further better and more fully assuring the said land hereby granted and conveyed and every part thereof unto and to the Purchaser in the manner aforesaid as may be reasonably required and the Vendors doth hereby expressly declare that the Said Premises hereby sold is free from all encumbrances mortgages charges liens, lispendence, claims and demands whatsoever.

e) **AND THAT** the Vendors shall save aforesaid indemnify and keep the Purchaser fully discharged saved harmless and kept indemnified against all estates, charges, encumbrances, liens, attachments, lispendence, claims and demands whatsoever created occasioned or made by the Vendors or any person/s lawfully or equitably or rightfully claiming as aforesaid from time or any of them.

f) **AND THAT** the Vendors have not done and/or shall not do anything whereby the right of the Purchaser herein may be prejudicially affected and shall make do all such acts deeds and things as may be necessary to assure the rights available to the Purchaser.

g) **AND THAT** the Purchaser shall have exclusive ownership and possession of the Said Premises shall constitute heritable and transferable and the Purchaser may transfer the Said Premises by way of sale, mortgage, lease, gift, exchange or in any other manner whatsoever or may bequeath the same.

**SCHEDULE
(PREMISES)**

ALL THAT the piece or parcel of revenue redeemed land admeasuring **4 (Four) Cottahs 14 (Fourteen) Chittacks 0 (Zero) Sq. ft.**, a bit more or less **together with** partly two storied building standing thereon totally admeasuring 2000 Sq. ft., a bit more or less fully tenanted and 62 years old (cement flooring) lying and situate at the Municipal Premises No. 16/1, Nakuleswar Bhattacharjee Lane, Kolkata 700 026 (formerly comprised in Mouza Manoharpukur, Pargana Khaspur, the then Corporation of Calcutta Holding No. 305A, Division-VI, Sub-Division-Q, Dihi Panchannagram), **Police Station Tollygunge**, within the limits of the Kolkata Municipal Corporation **Ward No. 84, Assessee No. 11-084-13-0039-7**, District Sub-Registration office at Alipore, District: South 24 Parganas morefully delineated in the map or plan annexed hereto and therein bordered in **RED** colour butted and bounded in the manner as follows:



ADDL. DIST. SUP. REGISTRAR
ALIPUR, SOUTH WEST PGS.

27 MAY 2012

ON THE NORTH : By the Premises No. 15/1, Nakuleswar Bhattacharjee Lane;
ON THE SOUTH : By the Premises No. 17A, Nakuleswar Bhattacharjee Lane;
ON THE EAST : Partly by 116 and partly by 117, Manoharpukur Road;
ON THE WEST : Partly by 16, Nakuleswar Bhattacharjee Lane and
partly by 8' feet wide Nakuleswar Bhattacharjee Lane;

OR HOWSOEVER OTHERWISE the Said Premises now are or is or at any time heretofore was or were situated butted bounded called known numbered described or distinguished.

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

SIGNED SEALED AND DELIVERED

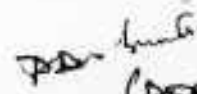
by the **VENDORS** herein

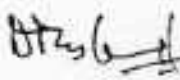
at Kolkata in the presence of :


1) Deptimay Chatterjee
T/A, 12C - Diamond City West
18 Ho Chi Minh Sarani
Kolkata - 700061


2) Bilan Ghosh
Ghosh, Calcutta A.P. Ghosh

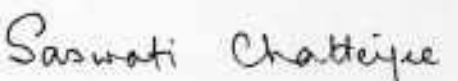
3) Debdas Bhattacharya
10/0/1, T. N. Chatterjee St.
Kolkata - 700070

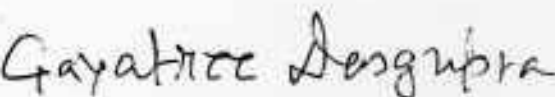
1.  (DEBABRATA DASGUPTA)

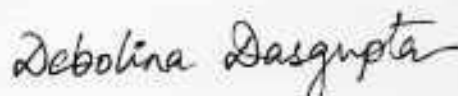
2.  (DEBAPRIYA DASGUPTA)

3.  Krishna Debnath

4.  Sudipta Dasgupta

5.  Saswati Chatterjee

6.  Gayatri Dasgupta

7.  Debolina Dasgupta

8.  Debasi Dasgupta



ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

27 MAY 2012

9. Sujata Das Gupta
10. Debasi Sen Gupta
Constituted Attorney of Srisaara.
11. Uma Gupta

SIGNED SEALED AND DELIVERED

by the PURCHASER herein at Kolkata
in the presence of :

K90 PROP DEAL PRIVATE LIMITED

Sunita Kothari

Authorised Signatory / Director

- 1) Diplo may Chatterjee
T/A, 12B - Diamond city west
18, HO CHH Mank Sarani
KOL - 700061
2. Bitan Chandra
Advocate, Calcutta High Court.
3. Deb das Bhattacharya
10/D/1, T. N. Chatterjee Sr
Kolkata - 700090



ADDL. DIST. REGISTRAR
BANGALORE, 24 PGS.

27 MAY 2012

MEMO OF CONSIDERATION

RECEIVED of and from the abovenamed Purchaser the abovementioned sum of Rs. 94,05,000/- (Rupees Ninety Four Lakhs Five Thousand) only being the total consideration amount for sale of the Said Premises in the manner as follows:

Names	D/D No.	Date	Bank & Branch	Amount
Debabrata Das Gupta	185185	24/05/2012	State Bank of India Kalighat Branch	Rs. 23,51,250.00
Debapriya Das Gupta	185201	25/05/2012	- Do -	Rs. 7,83,750.00
Krishna Dutta Gupta	185186	24/05/2012	- Do -	Rs. 7,83,750.00
Gayatree Das Gupta	185182	24/05/2012	- Do -	Rs. 3,91,875.00
Debolina Das Gupta	185183	24/05/2012	- Do -	Rs. 3,91,875.00
Sudipta Das Gupta	185184	24/05/2012	- Do -	Rs. 11,75,625.00
Saswati Chatterjee	185180	24/05/2012	- Do -	Rs. 11,75,625.00
Debasis Sen Gupta	185181	24/05/2012	- Do -	Rs. 5,87,812.50
Sujata Das Gupta	185202	25/05/2012	- Do -	Rs. 5,87,812.50
Sonia Arora	185204	25/05/2012	- Do -	Rs. 5,87,812.50
Uma Gupta	185203	25/05/2012	- Do -	Rs. 5,87,812.50
Total				Rs. 94,05,000.00

(Rupees Ninety Four Lakhs Five Thousand) only

Debabrata Das Gupta
Sonia Arora
(Debapriya Das Gupta)

Gayatree Das Gupta
Saswati Chatterjee
Debolina Das Gupta

Sujata Das Gupta

Uma Gupta

Krishna Dutta Gupta



ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

27 MAY 2012

Sadiptra Dasgupta

Debari Sen Gupta
for self and
constituted attorney &
Sonia Arora.

VENDORS

Witnesses:

1) Dipkanya Chatterjee
T/4, 12C, Diamond Bldg West
18 Ho Chi Minh Sarani
KOL-700061

2. Bitan Chaudhuri
Advocate, Calcutta High Court.

Bitan Chaudhuri

Drafted and prepared by:

BITAN CHAUDHURI, Advocate

Calcutta High Court.














ADDL. DIST. SUP. REGISTRAR
ALIFORE, DISTRICT PGS.

27 MAY 2012

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PHOTO	left hand					
	right hand					












Name.....

Signature

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	left hand					
	right hand					


Name..... SUNITA KOTHARI

Signature Sunita Kothari

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	left hand					
	right hand					

Name..... SASWATI CHATTERJEE

Signature Saswati Chatterjee

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	right hand					

Name..... DEBASHREE DAS GUPTA

Signature DDG














ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

27 MAY 2012

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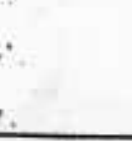



Name.....

Signature

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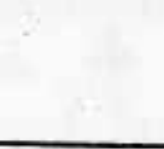




Name..... SUJATA DAS GUPTA

Signature Sujata Das Gupta

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	left hand					
	right hand					

Name..... UMA GUPTA

Signature Uma Gupta

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	left hand					
	right hand					

Name..... DEBAPRIYA DAS GUPTA

Signature Debapriya



ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

27 MAY 2012

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PHOTO	left hand					
	right hand					

Name.....

Signature



		Thumb	1st finger	middle finger	ring finger	small finger
left hand						
right hand						

Name..... GAYATRI DAS GUPTA

Signature .. Gayatri Das Gupta

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left hand						
right hand						

Name..... Sejalina Das Gupta

Signature .. S. Das Gupta



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left hand						
right hand						

Name..... SUDIPTA DAS GUPTA

Signature .. Sudipta Das Gupta














ADDL. DIST. S.D. REGISTRAR
ALIPURAH, ASSAM 781001

27 MAY 2012

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PHOTO	left hand					
	right hand					











Name.....

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					


Name *Debasis Sengupta*

Signature *DEBASIS SENGUPTA*

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	left hand					
	right hand					

Name *KRISHNA DUTYA GUPTA*

Signature *KRISHNA DUTYA GUPTA*

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PHOTO	left hand					
	right hand					

Name.....

Signature



ADDL. DIST. SUB-REGISTRAR
ALTFORE, SOUTH 24 PGS.

27 MAY 2012