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L-1792/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 908993

Certified that the document is admitted to register. The signature sheets and the endorsement sheet is attached with this document as the part of this document.

C-9

07.03.13
SNO-3772/13
4-15 pm

Asst. Dist. Secy. Registrar
Kolkata, West Bengal

8/3/13

THIS INDENTURE OF CONVEYANCE made on this 7th the day of March, Two Thousand Thirteen BETWEEN (1) (SMT.) SIMA DUTTA AND (2) ASHOKE DUTTA, wife and son respectively of Late Amiya Kumar Dutta, both by faith Hindu, by occupation Housewife and Business respectively, both residing at 85-A, Durga Charan Mitra Street, P.S. Burtolla, Kolkata-700 006, hereinafter collectively referred to as the "VENDORS" (which expression shall unless excluded by or repugnant to the subject or context hereof shall mean and include their respective heirs, successors, executors, legal representatives and assigns) of the FIRST PART being represented by their Constituted Attorney ANAND BAID, (PAN 400PB3173F) son of Chattar Singh Baid, by faith Hindu, by occupation Business, having his office at 10, Canning Street, P.S. Hare Street, Kolkata 700 001, by virtue of a Power of Attorney dated 14th January, 2013 registered in the office of the Additional Registrar of Assurances III at Kolkata and recorded in Book No. IV, CD Vol. No. 1, Pages 4109 to 4117, Being No. 00307 for the year 2013.

Anand

K90 0000 0000 PRIVATE LIMITED

NAME of Kamal Kothari Datta
ADD. of K90 Prop Deal Pvt Ltd
AMT. 507 18, Deshpriya Park Road
KL-26

Q. O. Gollari



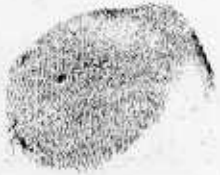
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K90 PROP DEAL PRIVATE LIMITED

Q. O. Gollari

(KAMAL K. KOTHARI)

M. Ghosh
MOUSUMI GHOSH
LICENSING OFFICER FOR
KOLKATA REGISTRATION OFFICE



1665

Sunika Kothari



1666

Anand Agarwal

AND AS Constituted
Attorney of Smt. Sima
Dutta & Ashoke Dutta



ADDL. DIST. SUB REGISTRAR
ALIPORE, SOUTH 2A P.O.
- 7 MAR 2013

Attended by -

ANAND AGARWAL
S/O O. P. AGARWAL
5, SCHOOL ROW
KOLKATA - 700025
P.S. BHAWANIPUR
BUSINESS

Subaljit Saha

Director

AND


(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 "**CONFIRMING PARTY**" (which expression shall unless excluded by or repugnant to the subject or context mean and include her heirs, successor-in-interest, administrators-in-office, legal representatives and assigns) of the **SECOND PART**

AND

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 **KAMAL KOTHARI (PAN** son of Late Jhanwarlal 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 mean and include its successors-in-interest, administrators-in-office, executors and assigns) of the **OTHER PART**.

WHEREAS:

- A At all material point of time one Annada Prasanna Basu was the absolute owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of land admeasuring **5 (Five) Cottabs 9 (Nine) Chittacks**, a bit more or less together with the structures standing thereon lying and situate at the Municipal **Premises No. 17A and 17B, Nakuleswar Bhattacharjee Lane, P.S. Tollygunge, Kolkata 700 026**, hereafter collectively referred to as the "**Said Two Premises**" free from all encumbrance, charges, lien and lispence whatsoever.
- B On or about 21st November, 1947 the said Annada Prasanna Basu died intestate leaving behind him surviving his wife (Smt.) Sushila Bala Basu and his only son Amarnath Basu as his heirs, successors and legal representatives though as per the Hindu Succession Act prevailing at that time his wife (Smt.) Sushila Bala Basu had limited interest in the Said Two Properties.

 K90 PROP DEAL PVT. LTD.



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K90 PROP DEAL PRIVATE LIMITED

Arundhati K. S. Saha

Director

- C. On or about 8th October, 1953 the said (Smt.) Sushila Bala Basu died intestate leaving behind her surviving her only son Amarnath Basu as her only heir and legal representative who thus became the sole owner of the Said Two Premises.
- D. While being the absolute owner of the Said Two Premises, the said Amarnath Basu entered into an Agreement for Sale of the Said Two Premises with one Amiya Kumar Dutta on the terms and conditions more fully mentioned therein. However during the lifetime of the said Amarnath Basu he could not execute the Deed of Conveyance in favour of the said Amiya Kumar Dutta.
- E. On or about 10th February, 1968 the said Amarnath Basu died intestate leaving behind him surviving his wife (Smt.) Renuka Basu, six sons namely (1) Samir Kumar Basu, (2) Bidyut Kumar Basu, (3) Sudhir Kumar Basu, (4) Pradyot Kumar Basu, (5) Prabir Kumar Basu and (6) Timir Kumar Basu and four daughters namely (1) (Smt.) Mira Dutta, (2) (Smt.) Ira Mallick, (3) (Smt.) Dhira Syam and (4) (Smt.) Ranu Mitra as his only heirs and legal representatives who jointly inherited the Said Two Premises as per the Law of Inheritance.
- F. On or about 8th October, 1974 the said (Smt.) Renuka Basu died intestate leaving behind her surviving her six sons namely (1) Samir Kumar Basu, (2) Bidyut Kumar Basu, (3) Sudhir Kumar Basu, (4) Pradyot Kumar Basu, (5) Prabir Kumar Basu and (6) Timir Kumar Basu and four daughters namely (1) (Smt.) Mira Dutta, (2) (Smt.) Ira Mallick, (3) (Smt.) Dhira Syam and (4) (Smt.) Ranu Mitra as her only heirs who thus jointly inherited the Said Two Premises as per the Hindu Succession Act, 1956 each one being owner of 1/10th (one-tenth) undivided share and/or interest therein.
- G. The heirs and successors of the said Amarnath Basu also failed to execute the Deed of Conveyance in favour of the said Amiya Kumar Dutta in terms of the said Agreement for Sale executed between the said Amarnath Basu and the said Amiya Kumar Dutta and finding no other alternatives the said Amiya Kumar Dutta had filed a suit before the Ld. 3rd Civil Judge at Alipore, District South 24-Parganas being Title Suit No. 165 of 1985, hereafter called the "**Said Title Suit**", against the said Amarnath Basu, inter alia, for Specific Performance of Contract and for failure to execute the Deed of Conveyance in favour of the said Amiya Kumar Dutta. The aforementioned heirs and successors of the said Amarnath Basu were later substituted in the Said Title Suit.



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K90 PROP DEAL PRIVATE LIMITED
Induljit Saha

Director

- H. During the subsistence of the Said Suit, holding out to be jointly the absolute owners of the Said Two Premises:
- a) By a Conveyance dated 9th May, 1992 registered with the Registrar of Assurances, Calcutta in Book No. I, Volume No. 368, Pages 447 to 462, Being No. 10494 for the year 1992 the aforementioned (1) (Smt.) Mira Dutta, (2) Timir Kumar Basu, (3) Sudhir Kumar Basu, (4) (Smt.) Ira Mallick, (5) (Smt.) Dhira Syam and (6) Pradyot Kumar Basu had sold their respective 1/10th, that is, collective 6/10th undivided share and/or interest in the Said Two Premises to one M.A. Promoters Pvt. Ltd.
 - b) By another Conveyance dated 29th June, 1992 registered with the Registrar of Assurances, Calcutta in Book No. I, Volume No. 434, Pages 332 to 337, being No. 13054 for the year 1992 the aforementioned Samir Kumar Basu had sold his 1/10th undivided share and/or interest in the Said Two Premises to the said M.A. Promoters Pvt. Ltd.
 - c) By another Conveyance dated 10th July, 1992 registered with the Registrar of Assurances, Calcutta in Book No. I, Volume No. 447, Pages 102 to 115, Being No. 13637 for the year 1992 the aforementioned Bidyut Kumar Basu had sold his 1/10th undivided share and/or interest in the Said Two Premises to the said M.A. Promoters Pvt. Ltd.
 - d) By another Conveyance dated 30th August, 1992 registered with the Registrar of Assurances, Calcutta in Book No. I, Volume No. 549, Pages 458 to 473, Being No. 18714 for the year 1992 the aforementioned (Smt.) Ranu Mitra had sold her 1/10th undivided share and/or interest in the Said Two Premises to the said M.A. Promoters Pvt. Ltd.
 - e) By another Conveyance dated 30th August, 1992 and registered with the Registrar of Assurances, Calcutta in Book No. I, Volume No. 661, Pages 179 to 193, Being No. 18716 for the year 1992 the aforementioned Prabir Kumar Basu had sold his 1/10th undivided share and/or interest in the Said Two Premises to the said M.A. Promoters Pvt. Ltd.
 - f) On 24th March, 2003 the Ld. 3rd Civil Judge at Alipore had passed an ex-parte decree in the Said Title Suit against the heirs of the said Amarnath Basu and, pursuant to the said decree, by a Conveyance dated 18th May, 2006 registered with the District Sub-Registrar-I at Alipore in Book No. I, Volume No. 111, Pages 22 to 24, Being No. 1017



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Sudesh Kishore
Director

which Conveyance was executed by the Ld. Civil Judge (Senior Division), 3rd Court at Alipore himself representing the heirs of the said Amarnath Basu.

- J. By virtue of the said Deed of Conveyance dated 18th May, 2006, all the afore mentioned five Deeds of Conveyance executed in favour of the said M.A. Promoters Pvt. Ltd. stood nullified and the said Amiya Kumar Dutta became the sole and absolute owner of the Said Two Premises.
- K. In the meantime:
- a) The said M.A. Promoters Pvt. Ltd. had the Said Two Premises, namely 17A Nakuleswar Bhattacharjee Lane and 17B, Nakuleswar Bhattacharjee Lane, amalgamated in the records of the Kolkata Municipal Corporation whereupon the amalgamated premises has been numbered as 17A, Nakuleswar Bhattacharjee Lane, Kolkata 700 026 morefully described in the **SCHEDULE** hereunder written and hereafter called the "**Said Property**".
 - b) By a conveyance dated 18th February, 2005 registered with the Registrar of Assurances-I, Kolkata in Book No. I, being No. 0292 for the year 2008, the said M.A. Promoters Pvt. Ltd. had sold undivided 5% share and/or interest in the Said Property to one Sumukha Developers Pvt. Ltd.
- L. Coming to learn of the aforementioned Court sale dated 18th May, 2006, the said M/s. M.A. Promoters Pvt. Ltd. had filed a suit before the Court of the Ld. 8th Civil Judge (Senior Division) at Alipore being Suit No. 2384 of 2008, hereafter called the "**Said Second Suit**", against the said Amiya Kumar Dutta, inter alia, for recovery of khas possession of the Said Property and cancellation of the Indenture of Conveyance dated 18th May, 2006. During the pendency of the Said Second Suit the said Amiya Kumar Dutta had died intestate on 13th December, 2006 leaving behind him surviving his wife (Smt.) Sima Dutta and only son Ashoke Dutta, being the Vendors herein, as his only legal heirs who were thereafter substituted as the Defendants in the Said Second Suit.
- M. A Compromise Petition was filed in the Said Second Suit, inter alia, for setting aside the said Court Sale dated 18th May, 2006. The Ld. Judge by his order dated 29th January, 2010 rejected the said compromise petition, inter alia, observing that the said Deed of Sale dated 18th May, 2006 executed by the Ld. 3rd Civil Judge (Senior Division) at Alipore on behalf of the owners of the Said Two Premises could not be cancelled by way of a compromise petition.



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K90 PROP DEAM PRIVATE LIMITED
Subodh Kumar
Director

- N. With the intention of settling the dispute with the heirs of the said Amiya Kumar Dutta, being the Vendors herein, the said M.A. Promoters Pvt. Ltd. had paid a total sum of **17,25,000/- (Rupees Seventeen Lakhs Twenty Five Thousand) only** by cheques and cash to the Vendors herein, and in lieu thereof by a Deed of Declaration dated 29th March, 2010 registered with the District Sub-Registrar I at Alipore in Book No. I being No. 01004 for the year 2010, hereafter called the "**Said Declaration**", the said (Smt.) Seema Dutta and Ashok Dutta, being the Vendors herein, inter alia, stated and declared that they have no right, title, interest, claim or demand whatsoever nor shall they ever claim any right, title and interest in the Said Two Premises, now the Said Property, sold to them in terms of the said Conveyance dated 18th May, 2006 and the same will be treated as cancelled and revoked and further the Said Property shall absolutely belong to the said M.A. Promoters Pvt. Ltd. forever who shall be the absolute owner thereof and shall have absolute right to sell, convey and transfer the same free from all encumbrances, charges and lien whatsoever otherwise.
- O. Under the wrong legal notion without considering the conditions of Transfer of Property Act that by the Said Declaration, the right, title and/or interests of the Vendors' inter alia, had been extinguished, by a Conveyance dated 25th April, 2011 registered with the Registrar of Assurances-I, Kolkata in Book No. I, Volume No. 9, Pages 413 to 431, Being No. 03566 for the year 2011 the said M.A. Promoters Pvt. Ltd. and the said Sumukhha Developers Pvt. Ltd., jointly claiming purported to be the owners thereof, had intended to sell the Said Property to the Confirming Party herein.
- P. The Confirming Party had approached the Purchaser to purchase the Said Property. It was then realised that inasmuch as all said 5 conveyances by which the legal heirs of the said Amarnath Basu had sold their respective shares in the Said Property stood cancelled and/or revoked by virtue of the said Court Sale dated 18th May, 2006, the sale in favour of the said M.A. Promoters Private Limited and thereafter 5% thereof by the said M.A. Promoters Private Limited to the said Sumukha Developers Pvt Ltd were also void ab initio. Further the vendors herein are still the legal owners in equal share of the Said Property inasmuch as no right, title and/or interest in any immovable property can be transferred by a mere declaration and is not a transfer of whatsoever nature within the meaning of the Transfer of Property Act, 1882.
- Q. The Confirming Party had approached the Purchaser herein to sell the Said Property holding out to be its sole and absolute owner, free from all encumbrances. It was then



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K90 PROP DEAL PRIVATE LIMITED
Jackaljit Singh
Director

- a) The Vendors were and still are jointly the absolute owners of the Said Property;
 - b) Whatever right, title and/or interest, if any, has been created in favour of the said M.A. Promoters Private Limited by the said 5 registered sale deeds execute by the legal heirs of the said Amarnath Basu or in favour of the said Sumukha Developers Pvt. Ltd. by the registered sale deed dated 18th February, 2005 executed by the said M. A. Promoters Private Limited stood released and/or relinquished in favour of the Confirming Party by the registered deed dated 25th April, 2011 in favour of the Confirming Party;
 - c) The Confirming Party may have some right, title and/or interest in the Said Property inasmuch as she had paid money to acquire which amount may be deemed to be a charge on the Said Property in favour of the Confirming Party.
- R. In view of the above, it was advised and decided that for the sale of the Said Property in favour of the Purchaser:
- a) No money be paid to the Vendors inasmuch as at the time of executing the Said Declaration, the Vendors had been adequately compensated by payment of the said amount of **Rs.17,25,000/- (Rupees Seventeen Lakhs Twenty Five Thousand) only** by the said M.A. Promoters Private Limited;
 - b) The consideration to be paid by the Purchaser for purchasing the Said tenanted Property be paid to the Confirming Party to adequately compensate her for making the payments made by her to the said M.A. Promoters Private Limited and the said Sumukha Developers Pvt. Ltd and for releasing and relinquishing all her right, title and/or interest including any charge, if any, in respect of or over the Said Property.
- S. This deed is now being executed in the manner enumerated above to sell the Said tenanted Property to the Purchaser and to absolutely transfer and convey all rights, title and/or interest therein in favour of the Purchaser.

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ALIPORE, SOUTH 24 PGS

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K90 PROP DEAL PRIVATE LIMITED
Subodh K. Datta
Director

NOW THIS INDENTURE WITNESSETH and it is hereby agreed:

In pursuance of the said premises and in consideration of the said sum of Rs.89,00,000/- **(Rupees Eighty Nine Lakhs) only** paid by the Purchaser to the Confirming Party herein as per the Memo of Consideration below (receipt whereof the Confirming Party herein doth hereby admit and acknowledge in full) and the Vendors do hereby sell, convey, transfer, assign, acquit, release and forever discharge and assure unto and in favour of the Purchaser herein and the Confirming Parties herein confirm the said sale being **ALL THAT** the piece or parcel of land admeasuring **5 (Five) Cottahs 9 (Nine) Chittacks**, a bit more or less **together with** the single storied structure with tiled sheds standing thereon admeasuring 500 Sq. ft., a bit more or less lying and situate at the **Premises No. 17A, Nakuleswar Bhattacharjee Lane, P.S. Tollygunge, Kolkata 700 026** morefully described in the **SCHEDULE** hereunder written and hereinafter referred to as the "**SAID PREMISES**" **OR HOWSOEVER OTHERWISE** the same now is or was at any time heretofore 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 Property 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 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 and the Confirming Parties herein 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. Except Subject to Tenancy.

14/11/2018

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K90 PROP DEAL PRIVATE LIMITED

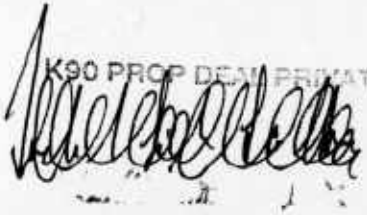
Director

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II. THE VENDORS AND THE CONFIRMING PARTY BOTH HEREBY JOINTLY AND SEVERALLY COVENANT WITH THE PURCHASER AS FOLLOWS:

- a) **THAT** notwithstanding any act, deed, matter or thing whatsoever done or executed by any one of the Vendors or the Confirming Party or knowingly suffered to the contrary by any of the Vendors or the Confirming Party 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 Property hereby conveyed transferred and assigned and intended so to be done and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition use trust encumbrances or otherwise whatsoever to altar defeat encumber or make void the same.
- b) **AND THAT** notwithstanding any act, deed, matter 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 Property 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 Property hereby sold, conveyed and/or 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 and the Confirming Party and each of them or any person or persons lawfully or equitably claiming from under or in trust for any of the Vendors or the Confirming Party and that free and clear and freely and clearly and absolutely acquired 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.
- d) **AND THAT** each of the Vendors and the Confirming Party and all persons having or and things whatsoever for the further better and morefully assuring the Said Property 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 land granted is free from all encumbrances mortgages charges liens, lispence, claims and demands whatsoever.

K90 PROP DEM PRIVATE LIT



Director

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

ALL THAT the plot of land admeasuring about **5 (Five) Cottahs 9 (Nine) Chittacks** together with the 40 years old single storied structure with tiled shed standing thereon admeasuring about 500 Sq. ft., being **Premises No. 17A, Nakuleswar Bhattacharjee Lane, Kolkata 700 026, Police Station Tollygunge, Kolkata Municipal Corporation Ward No. 84, K.M.C. Assessee No: 11-084-13-0040-3**, District Sub-Registration office at Alipore, District 24 Parganas (South) morefully delineated in the map or plan annexed hereto and therein bordered in **RED** verge colour butted and bounded as follows:

- ON THE NORTH : By the Premises No. 16, Nakuleswar Bhattacharjee Lane;
- ON THE EAST : By Premises No. 115 & 116, Nakuleswar Bhattacharjee Lane;
- ON THE SOUTH : By the Premises No. 18, Nakuleswar Bhattacharjee Lane;
- ON THE WEST : By 10' feet wide K.M.C. Road named as Nakuleswar Bhattacharjee Lane.

Approved

A



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

- 7 MAR 2013

Indira Jayanti
K90 PROP DEAL PRIVATE LIMITED
Director

Director

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

SIGNED SEALED AND DELIVERED

by the **VENDORS** herein at Kolkata
in the presence of

Patika 18 Chandra
162/2 B.M. Road
Kal - 10

Anand Baird
5, Scherif Road, Kal - 25

(for Smt Sema Dutta & Ashoke Dutta

Anand Baird

as Constituted Attor

Anand Baird

and as Constituted Attorney
of Smt Sema Dutta & Ashoke
Dutta.

SIGNED SEALED AND DELIVERED

by the **CONFIRMING PARTY** herein
at Kolkata in the presence of

Patika 18 Chandra

Anand Baird

Sunita Kothari

SIGNED SEALED AND DELIVERED

by the **PURCHASER** herein at Kolkata
in the presence of

Patika 18 Chandra

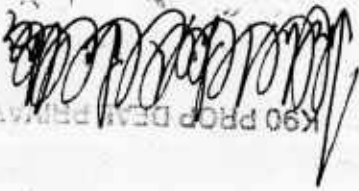
Anand Baird

K90 PROP DEAL PRIVATE LIMITED

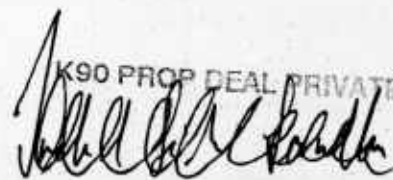
Anand Baird
Authorised Signatory / Director

Anand Baird

Director

A handwritten signature in black ink, appearing to be 'Michael J. ...', written over the company name.

K90 PROP DEAL PRIVATE LIMITED

A handwritten signature in black ink, appearing to be 'Michael J. ...', written over the company name.

K90 PROP DEAL PRIVATE LIMITED

Director

MEMO OF CONSIDERATION

RECEIVED of and from the above named Purchaser the above mentioned sum of
89,00,000- (Rupees Eighty Nine Lakhs) only for sale of the Said Premises in the manner as
follows:

Sunita Kothari

CONFIRMING PARTY

Witnesses

Patita K. Chandra

[Signature]

K I

K90 PROP DEAL PRIVATE LIMITED

Director

Director

K90 PROOF DEAL PRIVATE LIMITED

[Handwritten signatures]

SPECIMEN FORM FOR TEN FINGERPRINTS



Anandbhai

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



R. Prakash

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Suresh Gokhari

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

K90 PROP DEAL PRIVATE LIMITED
[Handwritten Signature]
Director

SITE PLAN OF PREMISES NO. 17A NAKULESHWAR BHATTACHARJEE LANE, WARD NO. 04, BR. NO. VIII, P.S. TOLLYGUNGE, KOLKATA-26.

AREA OF LAND = 378.21 SQ. MT. (MARKED WITH RED)

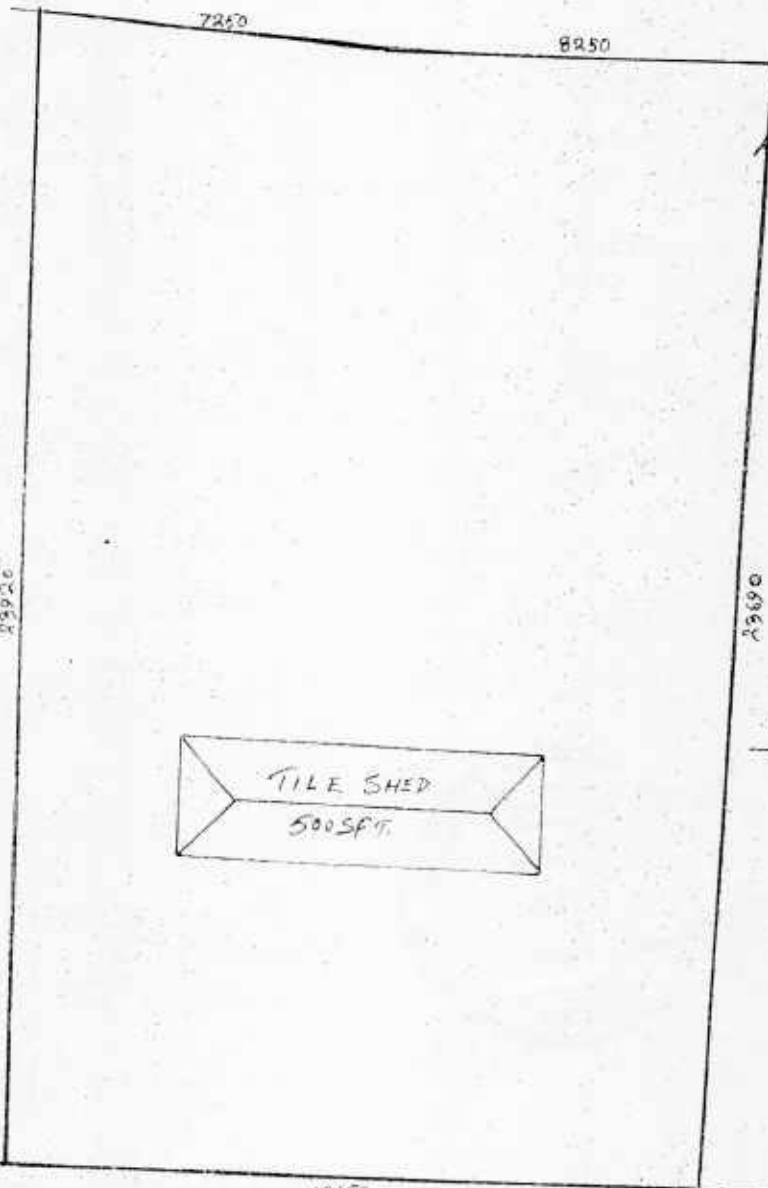
SCALE - 1:150



Asst. Dist. Sub-Registrar
Lugore South 24 Parganas

NAKULESHWAR BHATTACHARJEE LANE

Anand Baird
and as Constituted Attorney
of Smt. Sima Dutta & Ashoke Dutta.



SIGNATURE OF VENDOR

Smt. Sima Dutta & Ashoke Dutta

Anand Baird

As Constituted Attorney

SIGNATURE OF PURCHASER

K90 PROP DEAL PRIVATE LIMITED

Smt. S. S. Dutta

Authorised Signatory / Director

SIGNATURE OF CONFIRMING PARTY

Sunita Kothari

K.M.C. (C.C.) ROAD

K90 PROP DEAL PRIVATE LIMITED



ADDL. DIST. REGISTRAR
ALIPORE, SOUTH/24 PGS

- 7 MAR 2013

K90 PROP DEAL PRIVATE LIMITED
Subodh K. Saha

Director

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

Endorsement For Deed Number : I - 01792 of 2013
(Serial No. 02302 of 2013)

On 07/03/2013

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.-2,35,56,495/-

Certified that the required stamp duty of this document is Rs.- 1648976 /- and the Stamp duty paid as: Impressive Rs.- 50/-

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

Presented for registration at 16.15 hrs on :07/03/2013, at the Private residence by Kamal Kothari ,Claimant.

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

Execution is admitted on 07/03/2013 by

1. Sunita Kothari, wife of Kamal Kumar Kothari , 18, Deshapriya Park Road, Kolkata, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Business
2. Kamal Kothari
Director, K 90 Prop Deal Pvt. Ltd., 10, 3rd Floor, Canning St., Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Profession : Business
Identified By Anand Agarwal, son of O . P . Agarwal, 5, School Row, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste: Hindu, By Profession: Business.

Executed by Attorney

Execution by

1. Anand Baid, son of Chattar Singh Baid , 10, Canning St., Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001 By Caste Hindu By Profession: Business, as the constituted attorney of 1. Sima Dutta 2. Ashoke Dutta is admitted by him.
Identified By Anand Agarwal, son of O . P . Agarwal, 5, School Row, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste: Hindu, By Profession: Business.

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 08/03/2013

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, 53 of Indian Stamp Act 1899.

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

08/03/2013 05:22:00 P

EndorsementPage 1 of 2



K90 PROP DEAL PRIVATE LIMITED
Arshad Ali
Director

Government Of West Bengal

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

Endorsement For Deed Number : I - 01792 of 2013

(Serial No. 02302 of 2013)

**Registration Fees paid Online using Government Receipt Portal System (GRIPS),
Finance Department, Govt. of WB**

Registration Fees Rs. 2,59,130/- paid online on 06/03/2013 6:10PM with Govt. Ref. No. 192012130001865352 on 05/03/2013 2:29PM, Bank: HDFC Bank, Bank Ref. No. 203 on 06/03/2013 6:10PM, Head of Account: 0030-03-104-001-16, Query No:1605L000003772/2013

Amount by Draft

Rs. 98000/- is paid by the draft number 605234, Draft Date 08/03/2013, Bank Name State Bank of India, KALIGHAT, received on 08/03/2013

(Under Article : , Excess amount = 111/- on 08/03/2013)

**Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance
Department, Govt. of WB**

Stamp duty Rs. 16,48,975/- paid online on 06/03/2013 6:10PM with Govt. Ref. No. 192012130001865352 on 05/03/2013 2:29PM, Bank: HDFC Bank, Bank Ref. No. 203 on 06/03/2013 6:10PM, Head of Account: 0030-02-103-003-02, Query No:1605L000003772/2013

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR

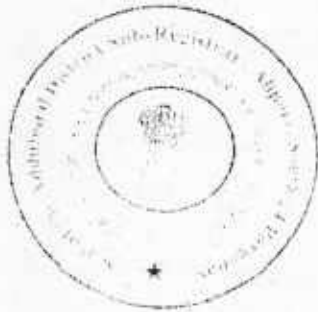
08/03/2013 05:22:00 P

EndorsementPage 2 of 2

K90 PROP DEAL LIMITED



K90 PROF DEAL PRIVATE LIMITED
Jackie Lee
Director



(Signature)
(Arnob Basu) 12-March-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE
West Bengal


(Signature)
K90 PROP DEAL PRIVATE LIMITED
Director

120
133
171

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 2699 to 2719
being No 01792 for the year 2013.




(Arnab Basu) 12-March-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE
West Bengal