447/15 I 00123/15

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL U 010736

B - 3011/15

11.52

16/1/15

Additional Registrar of Assurances-III Kolkata

A.R.A. III

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.

Additional Registrar of Assurances-III, Kolkata

THIS DEED OF CONVEYANCE executed this the 16th day of January 2015

BETWEEN

M/s PIGMENTS & CHEMICAL INDUSTRIES (P) LTD., (PAN AACCP2818C), a Company registered under the Companies Act, 1956, having its registered office at 2/7, Sarat Bose Road, P.S. Ballygunge, Kolkata-700020, represented by its Director **Sri Rahul Sahaya**, son of Kumud Nandan Sahaya, by nationality Indian, by occupation business, residing at 10, Judges Court Road, Kolkata- 700027, P.S. Alipore, hereinafter referred to as the **VENDOR** (which expression shall mean and include its successors-in-interest, directors, administrators, office representatives and/or assigns) of the **FIRST PART**;

AND

Additional Registrar of Assurance - III Kolkata

16 JAN 2015

006796

17 DEC 2014

Serial.....Date.....
Name.....
Address.....
Rs.....

S. C. MAZUMDER (ADV)
Alipore Police Court
Kolkata-27

A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol-27

Samali Gupta
(SAMALI GUPTA)
Advocate
High Court at Calcutta

Additional Registrar of Assurance - III
Kolkata

16 JAN 2015

(1) M/s WONDERLAND VANIJYA (P) LTD., having its registered office at 8/1/2, Loudon Street, Kolkata – 700017(PAN AAACW6421E), **(2) M/s NOBLE TREXIM PVT. LTD.,** having its registered office at 33A, Chandranath Chatterjee Street, Kolkata-700025 (PAN AABCN5560A), **(3) M/s. PANGHAT AGENCY PVT. LTD.,** having its registered office at 33A, Chandranath Chatterjee Street, Kolkata-700025 (PAN AAECP9879K), **(4) M/s GALAXY TRACOM PVT .LTD.,** having its registered office at79, ShambhunathPandit Street, Kolkata -700020 (PAN AACCG5898B), **(5) M/S. VEER TIE UP PRIVATE LIMITED** having its registered office at 23/1, M.D. Road, Kolkata-700007 (PAN AADCV2643J), **(6) M/s. AKSHARA COMMERCIAL PRIVATE LTD.** having its registered office at 3, Mango Lane, Kolkata-700001 (PAN AAICA4106E), **(7) M/s, DIGNITY SALES PRIVATE LTD.,** having its registered office at Kriparampur, Amtala, Diamond Harbour Road, Kolkata-743503 (PAN AACCD3916H), **(8) M/s. TRIBUNE COMMERCE PRIVATE LTD.** having its registered office at 8/1/2, Loudon Street, Kolkata-700017 (PAN AACCT4672L), **(9) M/s. PLANET COMMERCIAL PVT. LTD.,** having its registered office at 1, British Indian Street, Kolkata -700069 (PAN AADCP9254D), all the Companies registered under the Companies Act, 1956, represented by its Authorized Signatory **Sri Rachit D. Sanghvi,** (PAN:AHSPD3491P), son of Dinesh Kumar G Sanghvi by nationality Indian, by occupation business, working for gain at 22 , Prince Anwar Shah Road, Kolkata-70003, P.S. Charu Market, hereinafter collectively referred to as the **PURCHASERS** (which expression shall mean and include its successors-in-interest directors, administrators, office representatives and/or assigns) of the **SECOND PART;**

AND

STANDARD CHARTERED BANK (PAN : AABCS4681D), a Banking Company under the Banking Companies Act, 1949, having its corporate office at C-38/39, BandraKurla Complex, Bandra East, Mumbai -400051, P.S. Bandra Kurla Complex and also carrying on business at 19, Netaji Subhas Road, P.S. Hare Street, Kolkata-700001, represented by its Authorized Signatory Smt. Payal Gokani, wife of Abhishek Arora, by nationality Indian, by occupation Service, residing at 7, Deodar Street, Kolkata-700019, P.S. Ballygunge, hereinafter referred to as the **CONFIRMING PARTY** (which expression shall mean and include its office bearers, successors-in-interest and/or assigns) of the **THIRD PART.**

WHEREAS:

A. The Vendor herein is the absolute recorded owner and in possession of a piece and parcel of land measuring about 114.20 decimals ,however as per physical measurement 126.90 decimals more or less, comprising under L.R. Dag No. 4341 and 4342 recorded as Bastu, Bhity etc. under Khatian No. 5691, Mouza-Kotrang, J.L. No. 8, P.S. Uttarpara, Dist. Hooghly, along with the dwelling units, dilapidated sheds and structures standing thereupon, hereinafter referred to as "the Said

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Property" which is fully occupied by the tenant more fully and particularly described in the first Schedule appearing herein after.

B. The Vendor has mutated its name in the record of B.L.& L.R.O, however inadvertently, out of the above said land area of 114.20 decimals , 103.50 decimals of land has been recorded in the Vendor's name and for rest of the land Vendor has applied for mutation of its name in the record of B. L. & L.R.O. and the Purchasers with full knowledge of the same have agreed to purchase the "Said Property" on as is where is basis, with an understanding that subsequently the same will be rectified by the Purchasers in the record of B.L.& L.R.O. at the cost of the Purchasers, and Vendor has agreed to sign all the necessary documents, as may be required for the said purpose.

C. The vendor has mutated its name in the record of Uttarpara Kotrung Municipality, in respect of the "Said Property", and the land area has been recorded 75 cottah 7 Chittak (equivalent to 124.80 decimals) more or less , along with the dwelling units, dilapidated structures and sheds standing there at under Mouza-Kotrung, J.L. No. 8, P.S. Uttarpara, Dist. Hooghly, being Municipal holding no. 94, K.G.T Road, Kotrung-712233, within Ward no. 2..

D. The Vendor had created a charge in respect of the said property in favour of Standard Chartered Bank, 19 Netaji Subhas Road, Kolkata in order to secure various credit facilities. However the Vendor could not pay the outstanding due amount to said Standard Chartered Bank in time, to release the charge on the "Said Property" and as such by a letter dated 13th December2013 the said Bank informed the Vendor that the entirety of the "Said Property" would be released from the charge of the said Bank, upon payment of Rs. 4,00,00,000/- (Rupees Four Crores) to the said Bank, being the total sale consideration amount payable by the Purchasers under this indenture.

E. Pursuant to such mutual understanding the Vendor and one of the Purchasers herein entered into an agreement for sale dated 19th December, 2013for the entirety of the "Said Property" for a total lump sum amount of Rs. 4 Crores (Rupees Four Crores), whereby and where under the Purchasers abovenamed, upon instruction from the Vendor, paid directly to the said Standard Chartered Bank a sum of Rs. 1,00,00,000/- (Rupees One Crore) as part consideration amount. In terms of the said sale agreement, the balance consideration amount of Rs. 3,00,00,000/-(Rupees Three Crores) being the full and final sale consideration amount, was also agreed to be paid by the Purchasers directly to the said Bank, upon registration of the conveyance deed for release of the charge over the "Said Property" by the said Bank.

F. In terms of the said sale agreement, the Purchaser has agreed to purchase the "Said Property" on as is where is basis, for development of a housing complex thereupon, and as such, the land under the "Said Property" being the subject matter of the sale, upon physical measurement found

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Kolkata

1 6 JAN 2015

to be 126.90 decimals more or less, butted and bounded by boundary walls and the Vendor shall be deemed to have relinquished all its rights, title and interests over the excess land, than the land as per the documents, and the Purchasers shall be deemed to have acquired all rights, title and interests over the said excess land upon execution of this deed.

G. That in terms of the said sale agreement and pursuant to the said order dated 28th October, 2014 for conversion of land, passed by the ADM, DLL&RO, Hooghly, the Purchasers being fully satisfied with the same, are desirous of having the conveyance of the entirety of the "Said Property", described in the First Schedule hereto sold, transferred and conveyed in their favour, subject to payment of the balance consideration of Rs. 3,00,00,000/- (Rupees Three Crores) , directly to the said Standard Chartered Bank , on a undertaking of the Vendor, to have entirety of the "Said Property" released from the charge of the said Bank being the Confirming Party herein, and as stipulated, the Confirming Party has agreed to release the charge on the "Said Property" and to hand over the original title deeds in respect of the "Said Property" lying in the custody of the said Bank directly to the Purchasers, within 8 working days, after receiving the balance consideration amount of Rs. 3,00,00,000/-(Rupees. Three Crores)and registration of conveyance deed in favour of the Purchasers. On the basis of the said understanding, terms and conditions, this conveyance deed is being executed herein by the vendor and the confirming party in favour of the purchasers above named.

H. That the respective undivided shares of the Purchasers in the "Said Property" is more fully and particularly described in the Second Schedule appearing hereinafter.

I. It is recorded that the Purchasers are purchasing the "Said Property" after being fully satisfied with the title of the Vendor and the character of the "Said Property".

NOW THIS DEED WITNESSETH that in the premises aforesaid and in consideration of Rs.4,00,00,000/- (Rupees Four Crores only)paid by the Purchasers to the Confirming Party herein (the receipt whereof the Confirming Party doth hereby and hereunder as also by the Memo hereunder written admit and acknowledge to have received) the Vendor and the Confirming Party forever hereby acquit, release, absolve and discharge the **PURCHASERS**, its successors, executors, administrators, representatives and assigns and everyone of them, the Said Property", the Vendor being the absolute owner, doth by these presents indefeasibly grant, sell, convey, transfer, assign and assure to unto and in favour of the **PURCHASERS** and the Confirming Party doth hereby confirm the same. **ALL THAT** the "Said Property", including the land measuring about 114.20 decimals (on physical measurement found to be 126.90 decimals) , lying and situate at L.R. Dag Nos. 4341 and 4342,Khatian No. 5691, Mouza-Kotrang, J.L. No. 8 together with the existing dwelling units, dilapidated sheds, structures standing there at, being Municipal Holding No. 94, K.G.T. Road, P.S. Uttarpara, Kotrang-712233, District Hooghly, within the

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Kolkata

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limits of the Uttarpara Kotrang Municipality, Ward No. 2, which is more fully described in the **First Schedule** hereunder written and referred to as the "Said Property" **AND FURTHER TOGETHER WITH** the benefit and advantages of ancient and other rights, liberties, easements privileges, appendages and appurtenances whatsoever to the "Said Property" or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore with all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the **VENDOR** into and upon the "Said Property" or every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the "Said Property" or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the **VENDOR**, its successors , successors – in – office, executors, administrators or representatives or any persons from whom they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVE HOLD, OWN, POSSESS AND ENJOY** the "Said Property" and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the **PURCHASERS**, its successors, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor **AND** the **VENDOR** doth hereby for itself, its successors, successors-in-office, executors, administrators and representatives, covenant with the **PURCHASERS**, its successors, executors, administrators, representatives and assigns, **THAT** notwithstanding any act, deed, or thing whatsoever, by the **VENDOR** or by any of its predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the **VENDOR** had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the "Said Property" hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the **PURCHASERS**, its successors, executors, administrators, representatives and assigns in the manner aforesaid, and has handed over the peaceful vacant possession thereof to the Purchasers, **AND THAT** the **PURCHASERS**, its successors, executors, administrators, representatives and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the "Said Property" and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of its ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the **VENDOR** well and sufficiently saved indemnified of from and against each and every manner of claims, charges, liens, debts, encumbrances whatsoever made or suffered by the **VENDOR** or its ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendor

Additional Registrar of Assurance - III
Kolkata

1 6 JAN 2015

and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the "Said Property" or any part thereof from under or in trust for them the Vendor or from or under its predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the **PURCHASERS**, its successors, executors, administrators, representatives and assigns do and execute, or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the "Said Property" and every part thereof unto and to the use of the **PURCHASERS**, its successors, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required. AND FURTHER that the Purchasers shall pay and bear all the municipal tax and land revenue as from the date of **1st January, 2015**.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(Description of the Property)

ALL THAT the piece and parcel of land admeasuring 114.20 decimals (on physical measurement 126.90 decimals) more or less, lying and situated under Mouza-Kotrang, J.L. No. 8, under various Dag nos. as mentioned below, together with existing 10 dwelling units (measuring total 1200 sq. ft. - tiles shed), dilapidated tin sheds (measuring 2008 sq. ft.), one pucca semi commercial structured (measuring 1100 sq. ft.), one pucca residential structure (measuring 1200 sq. ft.), another one pucca residential structure (measuring 100 sq. ft.), being the Municipal Holding No. 94K, G.T. Road, Kotrang, under Ward No. 2 of Uttarpara Kotrang Municipality, P.O. Hindmotor, P.S. Uttarpara, District Hooghly, Pin - 712233.

Khatian No.	L.R.Dag No.	C.S./R.S. Dag No.	Land Area (in Decimal)
5691	4342	1713, 1624	111.80
5691	4341	1679, 1680/2125	2.40
		Total	**114.20**

Butted and bounded in the following manner:-

ON THE NORTH : By Municipality Road (16' approx);
ON THE EAST : By premises no. 94/7 K, G.T. Road;
ON THE WEST : By Municipality Drain
ON THE SOUTH : By premises no. 94/7 K, G.T. Road.

THE SECONDSCHEDULE ABOVE REFERRED TO:

Sl. No.	Name of the Companies	Percentage of Undivided Shares
1	Wonderland Vanijya Pvt. Ltd.	11.67%
2.	Noble Trexim Pvt. Ltd.	10.00%
3.	Panghat Agency Pvt. Ltd.	10.00%
4.	Galaxy Tracom Pvt. Ltd.	10.00%
5.	Veer Tie-Up Pvt. Ltd.	11.67%
6.	Akshara Commercial Pvt. Ltd.	11.67%
7.	Dignity Sales Pvt. Ltd.	11.67%
8.	Tribune Commerce Pvt. Ltd.	11.66%
9.	Planet Commercial Pvt. Ltd.	11.66%

Additional Registrar of Assurance - III
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16 JAN 2015

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

EXECUTED AND DELIVERED by the **VENDOR** at Kolkata in the presence of:

1. Pradip Mallick
   Pradip Mallick
   22, P.A.S. Road –
   Kol - 700033.
2. Sanoj Kumar Ram.

For PIGMENTS & CHEMICAL INDUSTRIES (P) LTD.

Managing Director

(RAHUL NANDAN SAHAYA)

EXECUTED AND DELIVERED by the **PURCHASERS** at Kolkata in the presence of:

1.
2. Sanoj Kumar Ram

For Wonderland Vanijya Pvt. Ltd.
Noble Trexim Pvt. Ltd.
Panghat Agency Pvt. Ltd.
Galaxy Tracom Pvt. Ltd.
Veer Tie-Up Pvt. Ltd.
Akshara Commercial Pvt. Ltd.
Dignity Sales Pvt. Ltd.
Tribune Commerce Pvt. Ltd.
Planet Commercial Pvt. Ltd.

Authorized Signatory
(RACHIT SANGHVI)

EXECUTED AND DELIVERED by the **CONFIRMING PARTY** at Kolkata in the presence of:

1.
2. Sanoj Kumar Ram

For STANDARD CHARTERED BANK
Payal Lookani
Authorised Signatory

Prepared by me

BAPI DAS
Advocate
Alipore Police Court
Kolkata - 700027

Additional Registrar of Assurance - III
Kolkata

1 6 JAN 2015

MEMO OF CONSIDERATION

RECEIVED from the within-named Purchasers by the within-named Confirming Party the total sum of Rs. 4,00,00,000/- (Rupees Four Crores only) only under these presents as per memo below.

Sl. No.	Pay Order No.	Date	Name of Bank/Branch	Amount (Rs.)	In favour of
1	314502	19.12.2013	Indian Bank, Bhowanipore Branch, Kolkata	1,00,00,000/-	Standard Chartered Bank
2	315556	15.12.2014	Indian Bank, Bhowanipore Branch, Kolkata	4668000/-	Standard Chartered Bank
3	315557	15.12.2014	Indian Bank, Bhowanipore Branch, Kolkata	3996000/-	Standard Chartered Bank
4	315558	15.12.2014	Indian Bank, Bhowanipore Branch, Kolkata	3996000/-	Standard Chartered Bank
5	315559	15.12.2014	Indian Bank, Bhowanipore Branch, Kolkata	4668000/-	Standard Chartered Bank
6	315567	16.12.2014	Indian Bank, Bhowanipore Branch, Kolkata	672000/-	Standard Chartered Bank
7	966478	16.12.2014	Indian Overseas Bank, Bhowanipore Branch, Kolkata	400000/-	Standard Chartered Bank
8	966479	16.12.2014	Indian Overseas Bank, Bhowanipore Branch, Kolkata	900000/-	Standard Chartered Bank
9	966480	16.12.2014	Indian Overseas Bank, Bhowanipore Branch, Kolkata	900000/-	Standard Chartered Bank
10	966481	16.12.2014	Indian Overseas Bank, Bhowanipore Branch, Kolkata	900000/-	Standard Chartered Bank
11	966482	16.12.2014	Indian Overseas Bank, Bhowanipore Branch, Kolkata	900000/-	Standard Chartered Bank
12	966483	16.12.2014	Indian Overseas Bank, Bhowanipore Branch, Kolkata	400000/-	Standard Chartered Bank
13	966484	16.12.2014	Indian Overseas Bank, Bhowanipore Branch, Kolkata	900000/-	Standard Chartered Bank
14	966485	16.12.2014	Indian Overseas Bank, Bhowanipore Branch, Kolkata	900000/-	Standard Chartered Bank
15	966486	16.12.2014	Indian Overseas Bank, Bhowanipore Branch, Kolkata	900000/-	Standard Chartered Bank

CALCUTTA

Additional Registrar of Assurance - III
Kolkata

1 6 JAN 2015

16	045486	15.12.2014	Axis Bank Ltd, Prince Anwar Shah Road Branch, Kolkata	4000000/-	Standard Chartered Bank
17	966444	16.12.2014	Indian Overseas Bank, Bhowanipore Branch, Kolkata	900000/-	Standard Chartered Bank
			TOTAL	4,00,00,000/-	

For PIGMENTS & CHEMICAL INDUSTRIES (P) LTD.

Managing Director

Vendor

For STANDARD CHARTERED BANK

Payal Lokani

Authorised Signatory

Confirming Party

Witnesses:

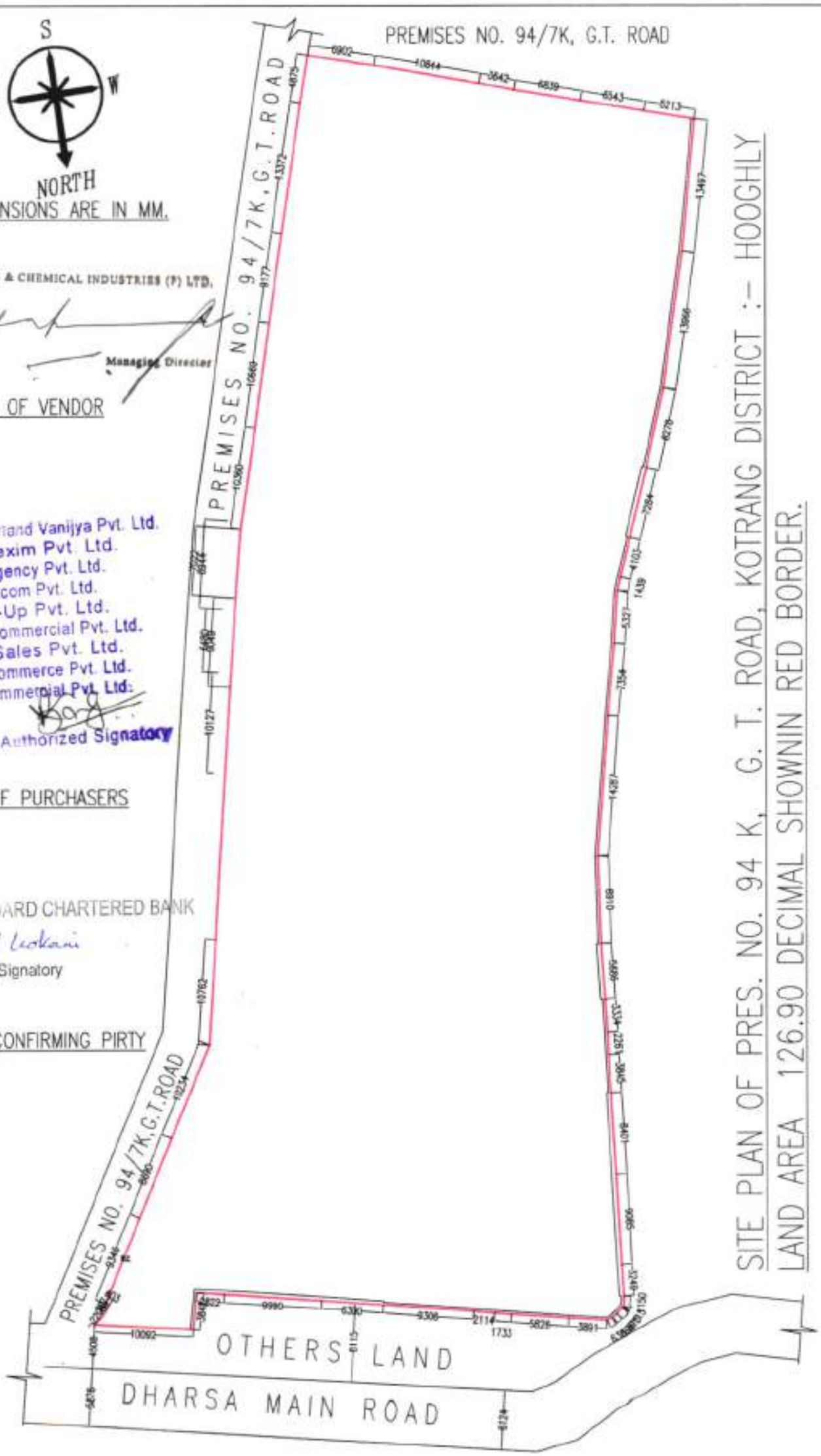
1. Pamela

2. Saroj Kumar Ray
Alipore Police Court
Kol-27.

CALCUTTA

Additional Registrar of Assurance - III
Kolkata

1 6 JAN 2015



ALL DIMENSIONS ARE IN MM.

For PIGMENTS & CHEMICAL INDUSTRIES (P) LTD.

Managing Director

SIGN. OF VENDOR

For Wonderland Vanijya Pvt. Ltd.
Noble Trexim Pvt. Ltd.
Panghat Agency Pvt. Ltd.
Galaxy Tracom Pvt. Ltd.
Veer Tie-Up Pvt. Ltd.
Akshara Commercial Pvt. Ltd.
Dignity Sales Pvt. Ltd.
Tribune Commerce Pvt. Ltd.
Planet Commercial Pvt. Ltd.

Authorized Signatory

SIGN. OF PURCHASERS

For STANDARD CHARTERED BANK

Authorised Signatory

SIGN. OF CONFIRMING PIRTY

SITE PLAN OF PRES. NO. 94 K, G. T. ROAD, KOTRANG DISTRICT :- HOOGHLY

LAND AREA 126.90 DECIMAL SHOWNIN RED BORDER.

Additional Registrar of Assurance - III
Kolkata

16 JAN 2015

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

GRN: 19-201415-001566755-1
Payment Mode: Online Payment
GRN Date: 14/01/2015 18:32:57
Bank : Indian Bank
BRN : IB14012015010054
BRN Date: 14/01/2015 18:47:47

DEPOSITOR'S DETAILS

Id No. : 1903L000000301/16/2015
[Query No./*/Query Year]

Name : WONDERLAND VANIJYA P. LTD
Contact No. :
Mobile No. : +91 9836745145
E-mail :
Address : 8/1/2 LOUDON STREET KOLKATA 700017
Applicant Name : Wonderland Vanijaya Pvt Ltd
Office Name : A.R.A. - III KOLKATA, Kolkata
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	1903L000000301/16/2015	Property Registration- Stamp duty	0030-02-103-003-02	3294192
2	1903L000000301/16/2015	Property Registration- Registration Fees	0030-03-104-001-16	517747
		Total		3811939

In Words : Rupees Thirty Eight Lakh Eleven Thousand Nine Hundred Thirty Nine only

Additional Registrar of Assurance - III
Kolkata

16 JAN 2015

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A.R.A. - III KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 00447 / 2015, Deed No. (Book - I , 00123/2015)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Rachit D Sanghvi 22, Prince Anwar Shah Road, P. S. - Charu Market, Kolkata, District:-., WEST BENGAL, India, Pin :-700033	 16/01/2015	 LTI 16/01/2015	16/01/15

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rahul Nandan Sahaya Address -10, Judges Court Road, P. S. - Alipore, Kolkata, District:-., WEST BENGAL, India, Pin :-700027	Self	 16/01/2015	 LTI 16/01/2015	
2	Payal Gokani Address -7, Deodar St., P. S. - Ballygunge, Kolkata, District:-., WEST BENGAL, India, Pin :-700019	Confirming Party	 16/01/2015	 LTI 16/01/2015	Payal Gokani
3	Rachit D Sanghvi Address -22, Prince Anwar Shah Road, P. S. - Charu Market, Kolkata, District:-., WEST BENGAL, India, Pin :-700033	Self	 16/01/2015	 LTI 16/01/2015	

Name of Identifier of above Person(s)
Samali Gupta
High Court Cal, District:-., WEST BENGAL, India

Signature of Identifier with Date
Samali Gupta
16/1/2015

Additional Registrar of Assurance - III
Kolkata

16 JAN 2015

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA

Government Of West Bengal

Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00123 of 2015

(Serial No. 00447 of 2015 and Query No. 1903L000000301 of 2015)

On 16/01/2015

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

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

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

Registration Fees Rs. 5,17,747/- paid online on 14/01/2015 6:47PM with Govt. Ref. No. 192014150015667551 on 14/01/2015 6:32PM, Bank: Indian Bank, Bank Ref. No. IB14012015010054 on 14/01/2015 6:47PM, Head of Account: 0030-03-104-001-16, Query No:1903L000000301/2015

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-4,70,59,605/-

Certified that the required stamp duty of this document is Rs.- 3294192 /- and the Stamp duty paid as: Impresive Rs.- 100/-

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

Stamp duty Rs. 32,94,192/- paid online on 14/01/2015 6:47PM with Govt. Ref. No. 192014150015667551 on 14/01/2015 6:32PM, Bank: Indian Bank, Bank Ref. No. IB14012015010054 on 14/01/2015 6:47PM, Head of Account: 0030-02-103-003-02, Query No:1903L000000301/2015

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

Presented for registration at 11.52 hrs on :16/01/2015, at the Office of the A.R.A. - III KOLKATA by Rachit D Sanghvi ,Claimant.

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

Execution is admitted on 16/01/2015 by

1. Rahul Nandan Sahaya
   Director, M/s. Pigments & Chemical Industries (P) Ltd., 2/7, Sarat Bose Road, P. S. - Ballygunge, Kolkata, District:-, WEST BENGAL, India, Pin :-700020.
   , By Profession : Business

2. Payal Gokani
   Authorised Signatory, Standard Chartered Bank, 19, Netaji Subhas Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700001.
   , By Profession : Service

Additional Registrar of Assurance-III Kolkata

16 JAN 2015

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Government Of West Bengal

Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00123 of 2015

(Serial No. 00447 of 2015 and Query No. 1903L000000301 of 2015)

3. Rachit D Sanghvi
Authorised Signatory, M/s. Wonderland Vanijya (P) Ltd., 8/1/2, Loudon St., Kolkata, District:-., WEST BENGAL, India, Pin :-700017.

Authorised Signatory, M/s. Noble Trexim Pvt. Ltd., 33 A, Chandranath Chatterjee St., Kolkata, District:-., WEST BENGAL, India, Pin :-700025.

Authorised Signatory, M/s. Panghat Agency Pvt. Ltd., 33 A, Chandranath Chatterjee St., Kolkata, District:-., WEST BENGAL, India, Pin :-700025.

Authorised Signatory, M/s. Galaxy Tracom Pvt. Ltd., 79, Shambhunath Pandit St., Kolkata, District:-., WEST BENGAL, India, Pin :-700020.

Authorised Signatory, M/s. Veer Tie Up Private Ltd., 23/1, M D Road, Kolkata, District:-., WEST BENGAL, India, Pin :-700007.

Authorised Signatory, M/s. Akshara Commercial Private Ltd., 3, Mango Lane, Kolkata, District:-., WEST BENGAL, India, Pin :-700001.

Authorised Signatory, M/s. Dignity Sales Private Ltd., Kriparampur, Amtala, D. H. Road, Kolkata, District:-., WEST BENGAL, India, Pin :-743503.

Authorised Signatory, M/s. Tribune Commerce Private Ltd., 8/1/2, Loudon St., Kolkata, District:-., WEST BENGAL, India, Pin :-700017.

Authorised Signatory, M/s. Planet Commercial Pvt. Ltd., 1, British Indian St., Kolkata, District:-., WEST BENGAL, India, Pin :-700069.
, By Profession : Business

Identified By Samali Gupta, daughter of . , High Court Cal, District:-., WEST BENGAL, India, By Caste: Hindu, By Profession: Advocate.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Additional Registrar of Assurance - III
Kolkata

16 JAN 2015

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 2204 to 2220
being No 00123 for the year 2015.

Seal of the Additional Registrar of Assurances-III, Kolkata

(Sanatan Maity) 17-January-2015
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal

	Thumb	Index Fingure	Mid Fingure	Ring Fingure	Little Fingure
left hand					
right hand					

Name: RACHIT SANGHVI

Signature:

	Thumb	Index Fingure	Mid Fingure	Ring Fingure	Little Fingure
left hand					
right hand					

Name: RAHUL NANDAN SAHAYA

Signature:

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left hand					
right hand					

Name: PAYAL GOKANI

Signature: Payal Gokani

		Thumb	Index Fingure	Mid Fingure	Ring Fingure	Little Fingure
PHOTO	left hand					
	right hand					

Name:

Signature:

Additional Registrar of Assurance - III
Kolkata

16 JAN 2015

****
DATED THIS DAY OF 2015
****

BETWEEN

M/s PIGMENTS & CHEMICAL INDUSTRIES (P) LTD.
... Vendor

AND

M/s WONDERLAND VANIJYA (P) LTD.& ORS.

... Purchasers

AND

STANDARD CHARTERED BANK
... Confirming Party

DEED OFCONVEYANCE

Reg: Premises No. 94K, G.T. Road, Kotrang, P.O. Hindmotor, District Hooghly, Pin - 712233

C. K. DEORA & COMPANY
Solicitors &Advocates,
10, Old Post Office Street,
Kolkata-700001