

भारतीय नैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

अभिबन्धन पश्चिम बंगाल WEST BENGAL

D 535391

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

Additional District Sub-Registrar,
Gariahat, 14 Parganas

24 JAN 2018

THIS DEED OF CONVEYANCE made this 24/1/18 day of January, 2018 BY AND BETWEEN SOUTHERN COOLING TOWERS PRIVATE LIMITED, having PAN AADCS5939A, a company registered under the Companies Act, 1956 having its Registered Office previously at No.46/10, Babu Bagan Lane, Police Station - Jadavpur, Post Office - Dhakuria, Kolkata 700031, Presently at 2, Chowringee Terrace, Post office - Elgin Road, Police Station - Bhawanipore, Kolkata-700020, District South 24-Parganas hereinafter referred to as the OWNER / VENDOR (which term of expression shall unless excluded by or

A-0-74658/18
27/01/18, 12.36

repugnant to the context be deemed to mean and include its successors, administrators, legal representatives and assigns) of the **ONE PART**; being represented by - **MR.SUBHRANIL MITRA** son of Swapan Kumar Mitra, by religion : Hindu by occupation : Business, by Nationality : Indian, having PAN.- **AEVPM4073Q**, one of the Directors and authorised signatory of the Company being authorised by Board of Directors through their resolution dated 07th November 2017, residing at 'South City', 375, Prince Anwar Shah Road, Tower-3, Flat No.33C, Police Station : Jadavpur, Post Office : Jodhpur Park, Kolkata : 7000 068.

AND

(1) **MR. MANISH TODI**, son of Late Nagarmull Todi, by religion : Hindu by occupation : Business, by Nationality : Indian, having PAN **ABVPT1648P**, residing at 'South City', 375, Prince Anwar Shah Road, Tower- 1, Flat No. 15J, Police Station : Jadavpur, Post Office : Jodhpur Park, Kolkata : 700068, (2) **MRS. SHALINI TODI** wife of Mr Manish Todi by religion : Hindu by occupation : Housewife, by Nationality : Indian, having PAN: **ACAPT6770E**, residing at 'South City', 375, Prince Anwar Shah Road, Tower- 1, Flat No. 15J, Police Station : Jadavpur, Post Office : Jodhpur Park, Kolkata : 700068, and (3) **MR. ANIRUDH TODI**

son of Mr Manish Todi by religion : Hindu by occupation : Business, by Nationality : Indian, having PAN : AOGPT6776G, residing at 'South City', 375, Prince Anwar Shah Road, Tower -1, Flat No. 15J, Police Station : Jadavpur, Post Office : Jodhpur Park, Kolkata : 700068, hereinafter jointly & collectively referred to as the PURCHASERS (which term of expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, administrators, legal representatives and assigns) of the **OTHER PART**;

WHEREAS during Revisional Settlement Operation the names of Nagendra Sardar and Jitesh Ranjan Ghosh were jointly recorded as Rayats in respect of land measuring 66 decimals(the split up of the land being :- 51 decimals of Dag No.545 plus 15 decimals of Dag No 547) of Khatian No.113 of Mouza-Laskarpur, J.L No.57 Touzi No.3-5, R.S.No.174, Pargana Magura Police Station and Sub Registration Office at Sonarpur, District 24 Parganas now South 24 Parganas and enjoying every right, title and interest over the aforesaid property without interruption, claim and demand whatsoever.

AND WHEREAS while seized and possessed of the aforesaid land an amicable mutual settlement were arrived at in between Nagendra Sardar and Jitesh Ranjan Ghosh in respect of the aforesaid property.

AND WHEREAS by virtue of the said amicable mutual settlement the said Jitesh Ranjan Ghosh became an absolute owner in respect of land measuring an area of 51 decimals comprised in R.S Dag No.545, R.S Khatian No.113 of Mouza- Laskarpur,J.L No.57,Touzi No.35, R.S.No. 174, Pargana Magura, Police Station and Sub Registration Office at Sonarpur, District 24 Parganas now South 24 Parganas.

AND WHEREAS the said Jitesh Ranjan Ghosh constructed a brick built house and other sheds and structures on the said land and was in was in physical possession of the aforesaid land residing in brick built house and other sheds and structure till his death free from all encumbrances by paying necessary taxes to the concerned authorities of the Government.

AND WHEREAS the said Jitesh Ranjan Ghosh had three sons namely, Sri Dinendra Nath Ghosh, Sri Amarendra Nath Ghosh and Sri Abanindra Nath Ghosh and his wife, Smt. Manorama Ghosh .

AND WHEREAS the said Jitesh Ranjan Ghosh had during his life time executed a gift in favour of his two Sons, namely, Sri Amarendra Nath Ghosh and Sri Abanindra Nath Ghosh in presence of his other son, Sri Dinendra Nath Ghosh and his wife Smt. Monorama Ghosh in respect of ALL THAT Piece and parcel of land measuring 51 decimals alongwith buildings, sheds and structures thereon situated and lying at Mouza- Laskarpur, J.L.No.57, Pargana-Mugura, Touzi No.3-5, R.S.No.174, comprising in R.S.Dag No.545, R.S.Khatian No.113, Police Station- Sonarpur, S.R.office at Sonarpur, District-24-Parganas now South 24-Parganas,

AND WHEREAS the said Jitesh Ranjan Ghosh died someties in the year 1970 leaving behind him his wife, Smt. Monorama Ghosh and three sons, namely, Sri Dinendra Nath Ghosh, Sri Amarendra Nath Ghosh and Sri

Abanindra Nath Ghosh as his only heirs and legal representatives, who thus became the joint owners of the aforesaid property mentioned above.

AND WHEREAS while enjoying the aforesaid property the said Sri Amarendra Nath Ghosh and Sri Abanindra Nath Ghosh for better use and enjoyment of ALL THAT Piece and parcel of land measuring 51 decimals alongwith buildings, sheds and structures thereon situated and lying at Mouza-Laskarpur, J.L.No.57, Pargana-Mugura, Touzi No.3-5, R.S.No.174, comprising in R.S.Dag No.545, R.S.Khatian.No.113, Police Station-Sonarpur, S.R.office at Sonarpur, District-24-Parganas now South 24-Parganas, made partitioned amongst themselves and to that effect a deed of partition has been executed and registered on 6th March 1971 by and between the said Amarendra Nath Ghosh and Abanindra Nath Ghosh, wherein , the other heirs of the said Jitesh Ranjan Ghosh namely Smt. Manorama Ghosh and Dinendra Nath Ghosh have been made party as a Confirming Party. The said Confirming Party have also confirmed the terms and conditions and statements made therein and also confirmed the execution of the said Partition. The said deed of partition was duly registered in the office of District Registrar at Alipore and recorded in

Book No. I, Volume No.37 , Pages- 119 to 125 , Being No.883 for the year 1971.

AND WHEREAS by virtue of the said Deed of Partition Abanindra Nath Ghosh being the Second part of the said partition Deed and thus became the owner of All that the land measuring an area of 19 Cottahs 02 Chittaks 30 Square feet comprised in R.S Dag No.545 R.S Khatian No.113 of Mouza - Laskarpur, J.L No.57, Touzi No.3-5 ,R.S.No.174, Pargana- Magura Police Station and Sub Registration Office at Sonarpur, District 24 Parganas now South 24 Parganas together with buildings, sheds , structures & water reservoir standing thereon more fully described in the Schedule "Ga" and particularly described in Lot- C of the map or plan annexed thereto of the said Deed of Partition.

AND WHEREAS the said Abanindra Nath Ghosh entered into an Agreement for Sale with Ashis Kumar Mukherjee son of Madhusudan Mukherjee and Ashok Kumar Paul son of Late Nadiar Chand Paul, in respect of the land measuring an area of 19 Cottahs 02 Chittaks 30 Square Feet comprised in R.S Dag No.545, R.S Khatian No.113 of Mouza

Laskarpur, J.L No.57, Touzi No.3-5, R.S.No.174, Pargana Magura Police Station and Sub Registration Office at Sonarpur, District 24 Parganas now South 24 Parganas together with structure standing thereon more fully and particularly described in the Schedule there under written. The said Agreement for Sale was registered in the Office District Registrar at Alipore and recorded in Book No.I, Volume No.207 at Pages 188 to 190 Being No.7015 for the year 1977.

AND WHEREAS the said Abanindra Nath Ghosh subsequently to the said agreement applied for obtaining permission from the competent authority under u/s 27 of the Urban Land Ceiling Act.1976.

AND WHEREAS by Memo No.1773 dated 6th September 1980, the competent authority granted permission to said Sri Abanindra Nath Ghosh for transfer of 1122 Square Meter (equivalent to 16 cottahs 12 chittaks 17 sq.ft.) of land comprised in R.S Dag No.545, R.S Khatian No.113 of Mouza Laskarpur, J.L No.57, Touzi No.3-5, R.S.No.174, Pargana Magura Police Station and Sub Registration Office at Sonarpur, District 24 Parganas now South 24 Parganas together with buildings, sheds, structures

& water reservoir standing thereon and the balance portion measuring an area of 148.91 Square Meter of land has been lying vested in to the Government of West Bengal.

AND WHEREAS on 14.10.1980 the said Abanindra Nath Ghosh as Owner/Vendor sold, transferred and conveyed to Ashis Kumar Mukherjee son of Madhusudan Mukherjee and Ashok Kumar Paul son of Late Nadiar Chand Paul, in respect of the land measuring an area of 1122 Square Meter equivalent to 16 Cottahs 12 Chittaks 17 Square Feet more or less comprised in R.S Dag No.545, R.S Khatian No.113 of Mouza-Laskarpur, J.L No.57, R.S.No.174, Touzi No.3-5, Pargana-Magura Police Station and Sub Registration Office at Sonarpur, District 24 Parganas now South 24 Parganas together with buildings, sheds, structures & water reservoir standing thereon more fully and particularly described in the Schedule there under written. The said Deed was registered in the Office of D.R Alipore and recorded in Book No. I, Volume No.214 at Pages 175 to 187 Being No.8596 for the year 1980 and simultaneously after registration of the said deed possession was delivered to the said Ashis Kumar Mukherjee and Ashok Kumar Paul.

AND WHEREAS while enjoying the said property on 29.04.1987 the said Ashis Kumar Mukherjee and Ashok Kumar Paul sold, transferred and conveyed to Southern Cooling Towers Pvt. Ltd., a company registered under the Companies Act, 1956 having its registered Office at No.46/10, Babu Bagan Lane, Police Station Jadavpur, Post Office Dhakuria, Kolkata 700031 (presently at 2, Chowringee Terrace, Kolkata – 700020), the purchaser therein also the Vendor herein of All that piece and parcel of Danga land measuring an area of 1122 Square Meter equivalent to 16 cottahs 12 Chittaks 17 Square Feet more or less comprised in R.S Dag No.545 R.S Khatian No.113 of Mouza Laskarpur, J.LNo.57 Touzi No.3-5, ParganaMagura Police Station and Additional District Sub Registration Office at Sonarpur, District 24 Parganas now South 24 Parganas together with buildings, sheds, structures & water reservoir standing thereon more fully and particularly described in the Schedule there under written. The said Deed was registered in the Office of Alipur Court, and recorded in Book No.I, Volume No.109 at Pages 337. To 354 Being No.4413for the year 1987.

AND WHEREAS during L.R Operation the name of said Southern Cooling Tower Pvt. Ltd. was duly recorded in L.R Dag No.1224 L.R Khatian No.1990 of Mouza Laskarpur, J.L No.57, R.S.No.174, Touzi No.3-5, Pargana Magura Police Station and Sub Registration Office at Sonarpur, District 24 Parganas now South 24 Parganas and that the Owner/ Vendor has also mutated it's name in the record of the Rajpur Sonarpur Municipality having Holding No. 177, Purba Para within ward no. 29 (now Ward No. 31) of the Rajpur Sonarpur Municipality.

AND WHEREAS the Owner/Vendor herein above mentioned thus became the absolute owner in respect of the Schedule Property and are seized and possessed of the same as lawful owner free from all encumbrances. charges, liens, attachments etc on payment of rent and taxes till this day and sufficiently entitled to the same in its indefeasible estate of inheritance.

AND WHEREAS the Board of Directors of the Company on 30/12/2016 has unanimously has taken resolution to sell the Schedule property and authorised Sri Subhranil Mitra, Son of Swapan Kumar Mitra to do all

acts and deeds for sell of the Schedule property and to enter in to an agreement for sale with the Purchasers herein. Extract Copy of the resolution duly attested by the Managing Director is enclosed here to.

The Owner/Vendor because of its legal necessity offered to sell and the Purchasers agreed to purchase the Schedule Property morefully and particularly described in the Schedule hereunder written and for the sake of brevity hereinafter referred to as the Said Property, free from all encumbrances, charges, liens, attachments, mortgage etc. at and for a total consideration of Rs 3,26,00,000/- (Rupees Three Crore Twenty Six Lac) only

AND WHEREAS during the course of negotiation of sale the Owner/Vendor has represented the Purchasers as follows :-

1. The Owner/Vendor has not entered into any Agreement for Sale relating to the Said Property described in the SCHEDULE hereunder and/or encumbered parted with possession and/ or dealt with in any manner whatsoever in connection with the

Schedule property or any portion thereof to any third person other than the Purchasers.

- II. The said property described in the SCHEDULE hereunder written is absolutely free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions whatsoever and howsoever subject to the mortgage of the Schedule property by depositing the Original Title Deed in Bank of Baroda, Camac Street Branch. The Owner/Vendor has confirmed and assured to the Purchaser that all dues of the said Bank of Baroda has been paid and cleared and they are in possession of the Original Title Deed of the said property.
- III. There is no legal bar or impediment to transfer the said property described in the SCHEDULE hereunder written to the Purchasers herein. No suit and/or proceedings is /are pending in any court of Law in India nor there is any order of injunction or attachment relating to the property described in the SCHEDULE hereunder written.

- IV. The Owner/Vendor declare that there is no dues of rates and taxes and/or any impositions by the Government or Statutory authority on any account whatsoever as on the date of execution of this agreement for sale in respect of the Schedule property hereunder written and the Owner/Vendor will pay all rates and taxes up to the date of delivery of possession and execution and registration of Deed of Conveyance in respect of the said property which ever is later, if any thing found due.
- V. The Owner/Vendor declare that the company has no excess land over and above the ceiling limit as per the provision of Urban Land (Ceiling and Regulation) Act 1976.
- VI. The Owner/Vendor declares that the said property is well demarcated and there is no dispute with regard to the measurement, identification, title and boundary of the Schedule property and shall be liable and responsible if any dispute arises

regarding the said boundary wall. The Owner/Vendor has also executed a boundary declaration duly registered at the office of A.D.S.R.Garia and recorded in Book No.IV, Volume 1629 – 2018, Pages 924 to 935, Being No. 00052 for Year 2018, for the same.

- VII. The Owner/Vendor further declare that the company will take all necessary clearance /permission for sale of the Schedule property from the competent authority including registrar of companies and concerned municipality before execution of the deed of conveyance.
- VIII. The Owner/Vendor hereby indemnify the Purchasers and/or successor in interest of the Purchasers for next 5 years from the date of execution of this agreement for any loss suffered by the Purchasers and/or successor in interest of the Purchasers arising out in connection with the title of the said property and/or it's. Possession and in that case Owner and/or it's successors will bound to repay the Purchasers and/or successor in interest of the Purchasers. the entire amount which have been received by the Purchasers along with damages and other costs if any.

IX. That the documents as are supplied by the Owner/Vendor herein are all genuine.

AND WHEREAS relying on the aforesaid representation and assurances of the Owner/Vendor and believing the same to be true and acting in good faith, the Purchasers herein has agreed to purchase the SCHEDULE property in vacant, wind and water tight condition free from all encumbrances, liens, lispendens, charges, mortgages, attachments, acquisitions, requisitions the Owner/Vendor and the Purchasers herein have entered in to an agreement for sale on 10th February, 2017 on the terms and conditions as stated therein at and for a total consideration of Rs 3,26,00,000/- (Rupees Three Crore Twenty Six Lac) only

NOW THIS INDENTURE WITNESSETH that in pursuance of the said aforesaid agreement for sale dated 10th February, 2017 and in consideration of payment of the said consideration of Rs 3,26,00,000/- (Rupees Three Crore Twenty Six Lac) only the receipt hereof the said Owner/Vendor doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the said

property unto and in favour of the Purchasers and the said Owner/Vendor do hereby grant, convey, transfer, sell and assign unto the Purchaser all their right, title and interest in the said land messuage, hereditaments, tenement and premises containing by estimation an area of All that the Danga land measuring an area of 1122 Square Meter equivalent to 16 cottahs 12 Chittaks 17 Square Feet more or less comprised in R.S Dag No.545 R.S Khatian No.113 corresponding to L.R. Dag No.1224, L.R. Khatian No.1990 of Mouza Laskarpur, J. L No.57, Touzi No.3-5, Pargana Magura, R.S.No.174, Police Station and Additional District Sub-Registration Office at Garia, District 24 Parganas now South 24 Parganas together with buildings sheds and structures standing thereon having an area of 500 Square feet more or less lying situate at and being Holding No. 177, Purba Para, then within ward no. 29 now ward no. 31 of the Rajpur Sonarpur Municipality more particularly shown and delineated in "RED" colour border in the Plan attached hereto, mentioned and morefully and particularly described in the Schedule hereunder written and hereinafter referred to as the "SAID PROPERTY" or HOWSOEVER OTHERWISE the said land messuage, hereditaments and premises or any part thereof now are or is or heretofore were or was situated, butted, bounded, called,

known, described together with all right of sewers, drainage, water and courses and all manner of ancient or other rights, liberties, privileges, easements whatsoever to the said land message, hereditaments and premises belonging to or in anywise appertaining thereto or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto AND all the estate right, title, interest, property, claim and demand whatsoever both at law and in equity of the said Owner /Vendor or into upon or in respect of the said land message hereditaments and premises and every part thereof AND also all deeds, pattahs and evidence of title writing and muniments whatsoever relating to or concerning the same or any part thereof and which now are in possession of the said Owner /Vendor or any persons from whom they can or may procure the same without any action or suit to have and to hold the said land message, hereditaments and premises hereby conveyed and transferred or expressed or intended so to be together with the appurtenance thereto unto and to the use of said Purchasers absolutely and forever and the said Owner /Vendor do hereby covenant with the said Purchasers that notwithstanding any act, deed, matter or thing by the said Owner/Vendor done or executed or knowingly suffered to the contrary, the said Owner /Vendor is lawfully, rightfully and

absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land message, hereditaments and premises hereby granted and conveyed or expressed or intended so to be and every part thereof for a perfect and indefeasible and absolute title of an estate or inheritance in fee simple without any manner or condition use trust or other thing whatsoever to alter, defeat, encumber or make void the same and that notwithstanding any such act, deed or thing whatsoever as aforesaid the said Owner /Vendor has good right, absolute power and authority to convey and grant the said land message, hereditaments and premises hereby granted or expressed or intended so to be unto and to the use of the said Purchaser in manner aforesaid and the said Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said land message, hereditaments and premises and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the said Owner/Vendor or any person or persons lawfully or equitably claiming from, under or in trust for the Owner/Vendor AND THAT free from all encumbrances whatsoever or suffered by the Owner/Vendor, his heirs, executors, administrators or assigns covenant with the Purchasers, it's successors, executors,

administrators and assigns to save harmless, indemnify and keep indemnified the Purchasers, from or against all encumbrances, charges, equities, claim, demand whatsoever by any person or persons whatsoever AND FURTHER that the said Owner/Vendor and all persons having lawfully or equitably claiming any estate or interest in the said land hereditaments and premises or any part thereof under or in trust for the said Owner/Vendor shall and will from time to time and at all times hereafter at the request and cost of the said Purchasers do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said land messuage, hereditaments and premises and every part thereof unto and to the use required AND THAT by virtue of this Deed of Conveyance the aforesaid Purchasers will be at liberty to get it's name duly mutated in the record of Government and also in the record of the RajpurSonarpur Municipality, and/or with any other Authority and the Owner/Vendor do hereby grant their full consent in this respect and shall be bound to submit any petition of consent or otherwise if so required by any authority in course of any proceedings including mutation proceedings AND THAT if for any reason whatsoever any defect of any kind comes out in respect of this Deed the Owner /Vendor shall be

bound to prepare make out, sign, seal, execute and get registered any kind of deed or deeds as required in favour of the Purchasers at it's costs to ensure and perfect the title of the Purchasers in the Schedule property hereunder written AND THAT the said land message, hereditaments and premises as described in Schedule hereunder written hereby sold, transferred and conveyed unconditionally and absolutely vests in favour of the said Purchasers by virtue of these indenture and the Purchasers as also it's successors, administrators, legal representatives and assigns shall be at liberty to dispose of the said property in any way of sale, lease, exchange, gift etc. and no one on behalf of the Owner /Vendor shall ever assert/raise any objection thereto and if any object is raise, the same will be rejected by everyone and by all courts of law

II. THE OWNER DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:-

- a) THAT the interest which the Vendor hereby profess to transfer in favour of the Purchasers, that the Vendor has good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure the said Premises and every part

thereof hereby sold granted conveyed transferred assigned and assured unto and in favour of the Purchaser herein in the manner as aforesaid and in accordance to the true intent object and meaning of these presents.

b) THAT it shall be lawful for the Purchasers from time to time and at all material times hereinafter to enter into and upon and hold occupy and enjoy the said Premises and to receive the rents issues and profits thereof without any eviction interruption hindrance claims of demands or disturbance whatsoever from or by the herein and/or any person or persons or any other person or persons claiming through under or in trust for them having lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said premises and every part thereof and from and clear freely and clearly and absolutely acquitted exonerated and forever discharged and/or otherwise by the well and sufficiently saved defended kept harmless and indemnified of and from and against all charges arrear of rates and taxes encumbrances and deposits whatsoever and/or howsoever made done executed and/or occasioned by the and/or the predecessors in title of the and/or any of them.

c) THAT the said premises and every part thereof is freed exonerated and discharged from and against all manner of encumbrances, liens and attachment whatsoever on its ownership. The Owner/Vendor has confirmed and assured to the Purchaser that all dues of the said Bank of Baroda has been paid and cleared and they are in possession of the Original Title Deed of the said property.

d) THAT simultaneously with the execution of this Deed of Conveyance the Vendor hereby has delivered peaceful and vacant khas possession of the Schedule property to the Purchasers herein and do hereby handover all originals relevant deeds and documents as are now in possession of the Vendor and the Purchasers hereby acknowledge the receipt of the same.

e) If any omission will detect subsequently in this deed in that case the Owner herein for the purpose of strengthening and/or correcting the Title of the Purchasers will do all acts and deeds and liable to execute further documents to protect the title and interest of the Purchasers.

f) THAT the henceforth the right title interest claim and/of demand into or upon the said Premises or any part thereof and any

right of any nature accruing shall be belong to the Purchasers exclusively.

g) THAT the Purchasers have the right to mutate it's name in the record the Government and as also in the record of the RajpurSonarpur Municipality and the Vendor shall in support an application made by the Purchasers for mutating of it's name in the Office of the Collector, South 24-Parganas as well as in the record of the Rajpur Sonarpur Municipality in respect of the property hereby transferred and the Owner will at the cost of the Purchasers will do ALL THAT he may be required to do for that purpose.

THE SCHEDULE ABOVE REFERRED TO

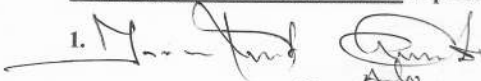
All that piece and parcel of land measuring an area of 1122 Square Meter equivalent to 16 cottahs 12 Chittaks 17 Square Feet more or less along with care taker room with toilet measuring about 500 Sq.ft. and sheds and structures standing thereon situate and lying at Mouza-Laskarpur, J.L.No.57,Touzi No.3-5, R.S.No.174, Pargana- Mugura, Office of A.D.S.R. at Garia, comprised in R.S Dag No.545, R.S Khatian

No.113 corresponding to **L.R Dag No.1224, L.R Khatian No.1990** , Holding No.177 Purbapara, Ward No.31(previously 29), Under Rajpur Sonarpur Municipality, District 24 South Parganas Kolkata-700153 together with all fittings and fixture of the aforesaid property and also easement rights of the aforesaid properties to the road OR HOWSOEVER OTHERWISE and more particularely delineated in the map or plan annexed hereto by RED border . The said map or plan is part and parcel of this documents and butted and bounded as follows :-

| | |
|----------------|--------------------------------------|
| ON THE NORTH:- | Purbapara Main Road |
| ON THE EAST :- | Purbapara Main Road |
| ON THE SOUTH:- | Part of R.S.Dag No.545 |
| ON THE WEST :- | Part of R.S.Dag No.545 and Passage.. |

IN WITNESS WHEREOF the PARTIES hereto set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED, SEALED & DELIVERED in presence of :

1. 
Subho
Baruipur Civil Court

SOUTHERN COOLING TOWERS (P) LTD.
Subhojit Khatu,
MANAGING DIRECTOR

2. Shyamal Das
113/11 Baranagar Sankar Road
Kolkata - 700010

OWNER/VENDOR

Mamika Todi

Shalini Todi



(ANTRUDH TODI)

PURCHASERS

Drafted by :



(TARUN KANTI CHAKRABARTI
Advocate(853/95),Baruipur Civil Court
Printed by me C. U. Jona
Sonarpur A.D.S.R.office.

RECEIVED from the within named **PURCHASERS** a sum of total consideration of **Rs.3,26,00,000.00/- (Rupees Three Crore Twenty Six Lac)** only including one percent T.D.S. for the Schedule property as per memo of Consideration below:-

MEMO OF CONSIDERATION

| Dated. | Cheque/D.D No. | BANK | AMOUNT |
|------------|----------------|---------------|----------------|
| 10/02/2017 | 450308 | Axis Bank Ltd | Rs.50,00,000/- |
| 01/12/2017 | 107078 | Axis Bank Ltd | Rs.10,00,000/- |
| 01/12/2017 | 048357 | Axis Bank Ltd | Rs.10,00,000/- |
| 04/12/2017 | 107079 | Axis Bank Ltd | Rs.50,00,000/- |
| 12/12/2017 | 107080 | Axis Bank Ltd | Rs.25,00,000/- |
| 14/12/2017 | 048359 | Axis Bank Ltd | Rs.50,00,000/- |
| 19/01/2018 | 121320 (D.D) | Axis Bank Ltd | Rs.57,58,333/- |
| 19/01/2018 | 121321 (D.D) | Axis Bank Ltd | Rs.22,58,333/- |
| 19/01/2018 | 121322 (D.D) | Axis Bank Ltd | Rs.47,57,334/- |
| T.D.S. | | | Rs. 3,26,000/- |

Rs. 3,26,00,000/-

(Rupees Three Crore Twenty Six Lac only).

SIGNED, SEALED & DELIVERED

By the **OWNER/VENDOR** in presence of

1.  (Owner/Vendor)

2.  (Witness)

1131, Surin Sankar Road
Kolkata - 700010

SOUTHERN COOLING TOWERS (P) LTD.



MANAGING DIRECTOR

SOUTHERN COOLING TOWERS (P) LTD.



MANAGING DIRECTOR

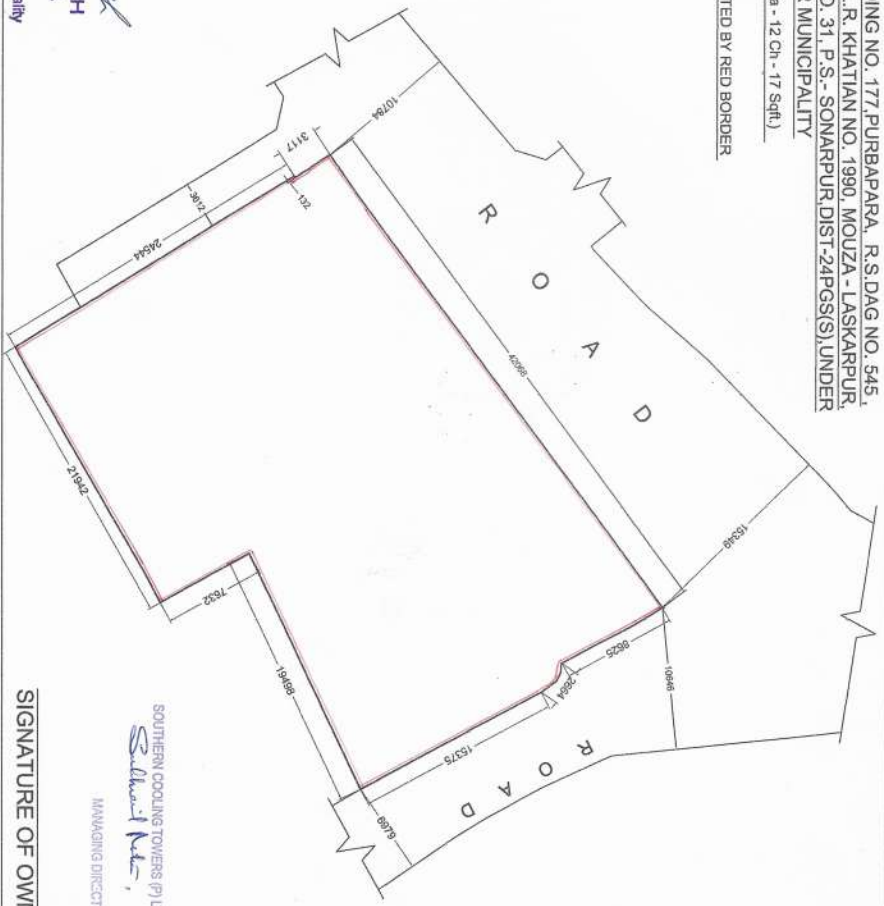
Manoj Kumar

SITE PLAN OF HOLDING NO. 177, PURBAPARA, R.S.DAG NO. 545,
L.R. DAG NO. 1224, L.R. KHATIAN NO. 1990, MOUZA - LASKARPUR,
J.L. NO. 57, WARD NO. 31, P.S. - SONARPUR, DIST-24PG(S), UNDER
RAJPUR SONARPUR MUNICIPALITY

AREA=1122.00 Sqm. (16 Ka - 12 Ch - 17 Sqft.)

SCALE = 1:250

NOTE :- AREA DEMARCATED BY RED BORDER



Surajit Ghosh
SURAJIT GHOSH
(Civil Engineer) E.B.S.
License No. 747
Rajpur-Sonarpur Municipality


SOUTHERN COOLING TOWERS (P) LTD.
Southern Pte.,
MANAGING DIRECTOR

SIGNATURE OF OWNER

| | | | | | | |
|--|-------|-------|-------------|---------------|-------------|--------------|
|  | Left | Thumb | 1st. Finger | Middle Finger | Ring Finger | Small finger |
| | Right | | | | | |


Name SUBHRANIL MITRA.

Signature Subhranil Mitra.

| | | | | | | |
|---|-------|-------|-------------|---------------|-------------|--------------|
|  | Left | Thumb | 1st. Finger | Middle Finger | Ring Finger | Small finger |
| | Right | | | | | |

Name

Signature Manish Todi.

| | | | | | | |
|--|-------|-------|-------------|---------------|-------------|--------------|
|  | Left | Thumb | 1st. Finger | Middle Finger | Ring Finger | Small finger |
| | Right | | | | | |

Name SHALINI TODI

Signature Shalini Todi

| | | | | | | |
|--|-------|-------|-------------|---------------|-------------|--------------|
|  | Left | Thumb | 1st. Finger | Middle Finger | Ring Finger | Small finger |
| | Right | | | | | |

Name ANIRUNHI TODI

Signature Anirunhi

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEVPM4073Q

नाम / Name
SUBHRANIL MITRA

पिता का नाम / Father's Name
SWAPAN KUMAR MITRA

जन्म की तिथि / Date of Birth
12/06/1974

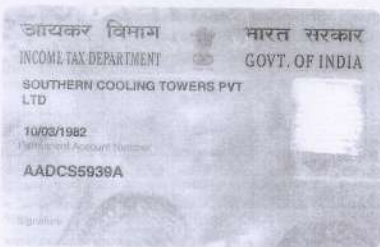
Subhranil Mitra

हस्ताक्षर / Signature



30072017

Subhranil Mitra



SOUTHERN COOLING TOWERS (P) LTD.

Sudhakar Reddy

MANAGING DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT

मानव संसाधन
MANISH TODI

NAGAR MULL TODI

28/04/1966
Permanent Account Number
ABVPT1648P

Manish Tod
Signature

भारत सरकार
GOVT. OF INDIA



2008-2014

Manish Tod

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHALINI TODI

SATYANARAYAN AGARWAL

02/03/1967
Permanent Account Number

ACAPT6770E

Shalini Todi
Signature



23/03/2018

Shalini Todi

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANIRUDH TODI

MANISH TODI

06/05/1993

Permanent Account Number

AOGPT6776G

Anirudh

Signature



011020311

Anirudh

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

GRN: 19-201718-015487003-2 Payment Mode Counter Payment
GRN Date: 16/01/2018 14:25:37 Bank : AXIS Bank
BRN : 04517012018SST114003163 BRN Date: 17/01/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16290000074658/5/2018

[Query No./Query Year]

Name : Manish Todi
Contact No. : Mobile No. : +91 9830061318
E-mail :
Address : 375 Prince Anwar Shah Road Kolkata700068
Applicant Name : Mr Tarun Kanti Chakrabarti
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---------|-----------------------|--|--------------------|-------------|
| 1 | 16290000074658/5/2018 | Property Registration- Stamp duty | 0030-02-103-003-02 | 2277020 |
| 2 | 16290000074658/5/2018 | Property Registration- Registration Fees | 0030-03-104-001-16 | 326014 |
| 3 | 16290000074658/5/2018 | Mutation/Conversion -Receipt | 0029-00-800-028-27 | 1107 |

Total

2604141

In Words : Rupees Twenty Six Lakh Four Thousand One Hundred Forty One only

Major Information of the Deed

| | | | |
|---|---|---|------------|
| Deed No : | I-1629-00279/2018 | Date of Registration | 24/01/2018 |
| Query No / Year | 1629-0000074658/2018 | Office where deed is registered | |
| Query Date | 16/01/2018 2:07:12 PM | A.D.S.R. GARIA, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | Tarun Kanti Chakrabarti Baruipur Civil Court,Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 9831595331, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0101] Sale, Sale Document | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 3,26,00,000/- | Rs. 3,26,00,000/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 22,82,020/- (Article:23) | Rs. 3,26,014/- (Article:A(1), E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Para Main Road, Mouza: Laskarpur, Ward No: 31, Holding No:177

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|---------------|---------|-----------------------------|-------------------------|-----------------------|---------------------|
| L1 | LR-1224 | LR-1990 | Bastu | Danga | 16 Katha 12 Chatak 17 Sq Ft | 3,11,00,000/- | 3,11,00,000/- | Property is on Road |
| Grand Total : | | | | | 27.6765Dec | 311,00,000 /- | 311,00,000 /- | |

Structure Details :



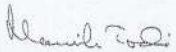


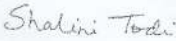



| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 500 Sq Ft. | 15,00,000/- | 15,00,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 500 sq ft | 15,00,000 /- | 15,00,000 /- | |

Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Southern Cooling Towers PVT LTD 2,Chowringhee Terrace, P.O:- Elgin Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AADCS5939A, Status :Organization, Executed by: Representative, Executed by: Representative |

Major Information of the Deed :- I-1629-00279/2018-24/01/2018

Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|---|--|---|
| 1 | Name Mr Manish Todi (Presentant) Son of Late Nagar Mull Todi Executed by: Self, Date of Execution: 24/01/2018 , Admitted by: Self, Date of Admission: 24/01/2018 ,Place : Office |  24/01/2018 |  LTI 24/01/2018 | Signature  24/01/2018 |
| | Son of Late Nagar Mull Todi Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABVPT1648P, Status :Individual, Executed by: Self, Date of Execution: 24/01/2018 , Admitted by: Self, Date of Admission: 24/01/2018 ,Place : Office | | | |
| 2 | Name Mrs Shalini Todi Wife of Mr Manish Todi Executed by: Self, Date of Execution: 24/01/2018 , Admitted by: Self, Date of Admission: 24/01/2018 ,Place : Office |  24/01/2018 |  LTI 24/01/2018 | Signature  24/01/2018 |
| | Wife of Mr Manish Todi Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACAPT6770E, Status :Individual, Executed by: Self, Date of Execution: 24/01/2018 , Admitted by: Self, Date of Admission: 24/01/2018 ,Place : Office | | | |
| 3 | Name Mr Anirudh Todi Son of Mr Manish Todi Executed by: Self, Date of Execution: 24/01/2018 , Admitted by: Self, Date of Admission: 24/01/2018 ,Place : Office |  24/01/2018 |  LTI 24/01/2018 | Signature  24/01/2018 |
| | Son of Mr Manish Todi Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOGPT6776G, Status :Individual, Executed by: Self, Date of Execution: 24/01/2018 , Admitted by: Self, Date of Admission: 24/01/2018 ,Place : Office | | | |

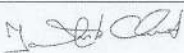
Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|--|--|---|
| 1 | Name Mr Subhranil Mitra Son of Mr Swapan Kumar Mitra Date of Execution - 24/01/2018 , Admitted by: Self, Date of Admission: 24/01/2018 , Place of Admission of Execution: Office |  Jan 24 2018 12:48PM |  LTI 24/01/2018 | Signature  24/01/2018 |

Major Information of the Deed :- I-1629-00279/2018-24/01/2018

375 Prince Anwar Shah Road, South City, Tower No.3, Flat No: 33C, P.O:- Jodhpur Park, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700068, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEVPM4073Q Status : Representative, Representative of : Southern Cooling Towers PVT LTD (as one of the directors & authorised signatory on that behalf of the company)

Identifier Details :

| Name & address | |
|---|------------|
| Mr Tarun Kanti Chakrabarti Son of Late M.K. Chakrabarti Baruipur Civil Court, P.O:- Baruipur, P.S:- Baruipur, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr Manish Todi, Mrs Shalini Todi, Mr Anirudh Todi, Mr Subhranil Mitra | |
|  | 24/01/2018 |

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|---------------------------------|---|
| 1 | Southern Cooling Towers PVT LTD | Mr Manish Todi-9.22549 Dec, Mrs Shalini Todi-9.22549 Dec, Mr Anirudh Todi-9.22549 Dec |

Transfer of property for S1

| SI.No | From | To. with area (Name-Area) |
|-------|---------------------------------|--|
| 1 | Southern Cooling Towers PVT LTD | Mr Manish Todi-166.66666700 Sq Ft, Mrs Shalini Todi-166.66666700 Sq Ft, Mr Anirudh Todi-166.66666700 Sq Ft |

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Para Main Road, Mouza: Laskarpur, Ward No: 31, Holding No:177

| Sch No | Plot & Khatian Number | Details Of Land |
|--------|---|--|
| L1 | LR Plot No:- 1224(Corresponding RS Plot No:- 545), LR Khatian No:- 1990 | Owner: সাউদার্ন কুলিং টাওয়ার প্রাঃ লিঃ, Address: 46/10, বাবুবাগান লেন, কোল-31, Classification: ডাগা, Area: 0.28000000 Acre, |

Endorsement For Deed Number : I - 162900279 / 2018

Major Information of the Deed :- I-1629-00279/2018-24/01/2018

On 16-01-2018

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 3,26,00,000/-



Abhijit Bera

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal**

On 24-01-2018

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 of Indian Stamp Act 1899.

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

Presented for registration at 12:36 hrs on 24-01-2018, at the Office of the A.D.S.R. GARIA by Mr Manish Todi , one of the Claimants.

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

Execution is admitted on 24/01/2018 by 1. Mr Manish Todi, Son of Late Nagar Mull Todi, 375 Prince Anwar Shah Road, South City, Tower No.-, Flat No: 15J, P.O: Jodhpur Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Business, 2. Mrs Shalini Todi, Wife of Mr Manish Todi, 375 Prince Anwar Shah Road, South City, Tower No.1, Flat No: 15J, P.O: Jodhpur Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession House wife, 3. Mr Anirudh Todi, Son of Mr Manish Todi, 375 Prince Anwar Shah Road, South City, Tower No.1, Flat No: 15J, P.O: Jodhpur Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Business

Indetified by Mr Tarun Kanti Chakrabarti, , Son of Late M.K. Chakrabarti, Baruiপুর Civil Court, P.O: Baruiপুর, Thana: Baruiপুর, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

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

Execution is admitted on 24-01-2018 by Mr Subhranil Mitra, one of the directors & authorised signatory on that behalf of the company, Southern Cooling Towers PVT LTD (Private Limited Company), 2.Chowringhee Terrace, P.O:- Elgin Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr Tarun Kanti Chakrabarti, , Son of Late M.K. Chakrabarti, Baruiপুর Civil Court, P.O: Baruiপুর, Thana: Baruiপুর, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,26,014/- (A(1) = Rs 3,26,000/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,26,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/01/2018 12:00AM with Govt. Ref. No: 192017180154870032 on 16-01-2018, Amount Rs: 3,26,014/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 04517012018SST1140031633 on 17-01-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1629-00279/2018-24/01/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 22,82,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 22,77,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 1260, Amount: Rs.5,000/-, Date of Purchase: 17/01/2018, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/01/2018 12:00AM with Govt. Ref. No: 192017180154870032 on 16-01-2018, Amount Rs: 22,77,020/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 04517012018SST1140031633 on 17-01-2018, Head of Account 0030-02-103-003-02



Abhijit Bera

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA

South 24-Parganas, West Bengal

Major Information of the Deed :- I-1629-00279/2018-24/01/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2018, Page from 10227 to 10268
being No 162900279 for the year 2018.



Digitally signed by ABHIJIT BERA
Date: 2018.01.29 16:43:47 +05:30
Reason: Digital Signing of Deed.

(Abhijit Bera) 29-Jan-18 4:42:53 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)