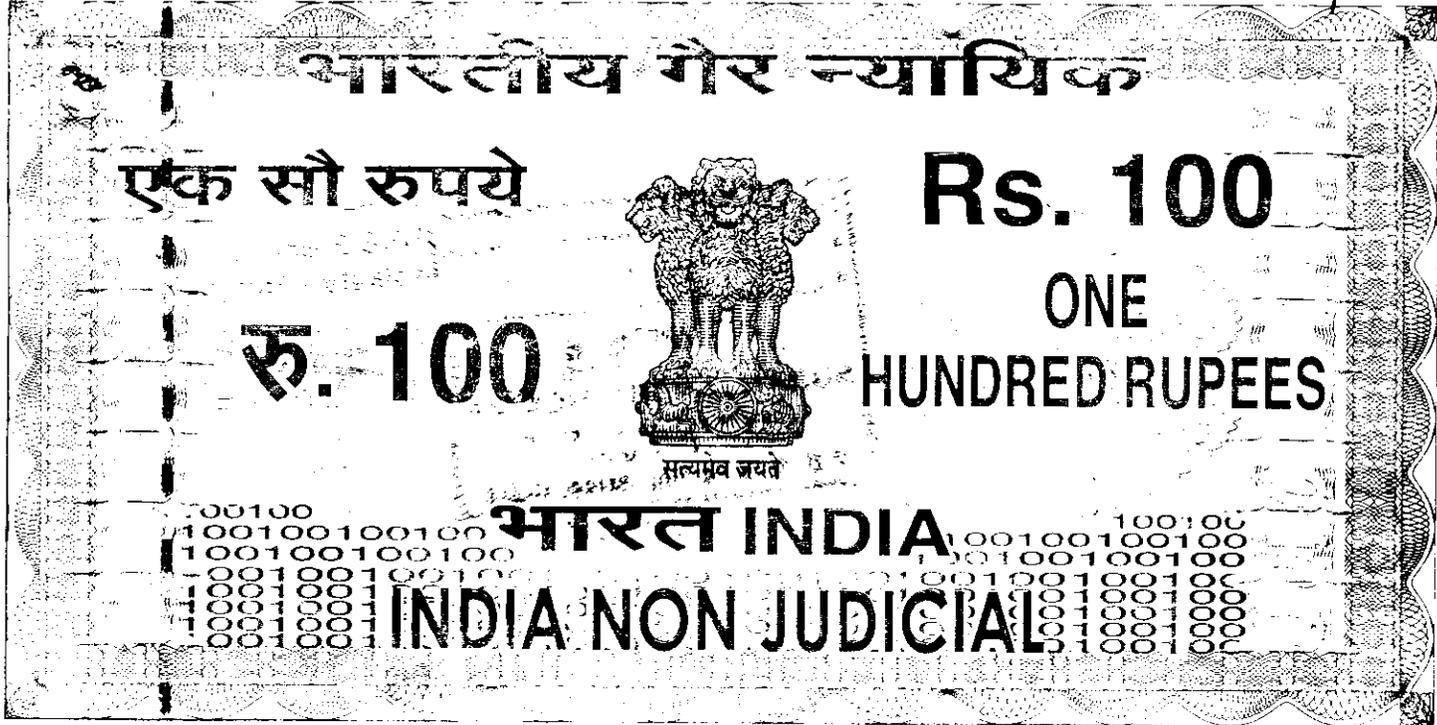


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पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

V 919616



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement are the part of this Document

Additional Registrar of Assurance-IV, Kolkata

27 APR 2016

*Handwritten notes:*  
 D-537801/16  
 197450634

THIS INDENTURE OF CONVEYANCE made this 25<sup>th</sup> day of APRIL Two Thousand and Sixteen BETWEEN FILTER MANUFACTURING INDUSTRIES PRIVATE LIMITED a Company incorporated under the Companies Act, 1956 having its registered office at F-3, Block-GP, Sector-V, Salt Lake City, Post Office Sech Bhavan, Police Station Electronic Complex, Sector-V, Kolkata-700091

*Handwritten notes:*  
 25/4/16  
 200/-

*Handwritten signatures:*  
 [Signature 1] [Signature 2] [Signature 3]

8310

DATE

Address

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16

Kol

NAME.....  
 A.....  
 Rs.....

**19 APR 2016**

**SURANJAN MIKHEJEE**  
 Licensed Stamp Vendor  
 C. C. Court  
 28 S. S. Road, Kol

*Manoj Dalmia*  
(MANOJ DALMIA)

19 APR 2016

19 APR 2016



Identified by me  
 Dilip kr. Mahato  
 810 Lt. N. Mahato  
 C/O - Zava Tola  
 P.S. Belsand  
 P.O. Tarigani Chapra  
 Dist. Sitamarhi  
 Pin - 843316  
Service

25 APR 2016

having PAN AAACF5371Q represented by its Directors (1) Mr. Pritish Mario Basu son of Late Adrish Basu residing at AD-94, Salt Lake City, Post Office CC Block, Police Station Bidhannagar North, Kolkata-700064 having PAN AFNPB6968E and (2) (Smt.) Priyanka Basu wife of Pritish Mario Basu residing at AD-94, Salt Lake City, Post Office CC Block, Police Station Bidhannagar North, Kolkata-700064 having PAN ATJPB0611J hereinafter referred to as “the **FIRST VENDOR**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office) of the **FIRST PART AND (1) PRITISH MARIO BASU** son of Late Adrish Basu residing at AD-94, Salt Lake City, Post Office CC Block, Police Station Bidhannagar North, Kolkata-700064 having PAN AFNPB6968E and (2) (SMT.) **PRIYANKA BASU** wife of Pritish Mario Basu residing at AD-94, Salt Lake City, Post Office CC Block, Police Station Bidhannagar North, Kolkata-700064 having PAN ATJPB0611J hereinafter referred to as “the **SECOND VENDOR**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their heirs executors administrators legal representatives) of the **SECOND PART AND ISHANI MARIA SILLER** wife of Alexander Siller and daughter of Late Adrish Basu permanently residing at 63 Frieden Street, Dachau, Germany, 85221 and presently staying at AD-94, Salt Lake City, Post Office CC Block, Police Station Bidhannagar North, Kolkata-700064 having PAN CYYPS7860L hereinafter referred to as “the **THIRD VENDOR**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include her heirs executors administrators legal representatives) of the **THIRD PART AND (1) UTSAV VINIMAY PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having PAN AAACU8248B and its Registered Office at 4<sup>th</sup> Floor, 14, Netaji Subhas Road, Kolkata - 700001, Police Station Hare Street, Post Office GPO, (2) **GODBALAJI MERCHANTS PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having PAN AACCG5928Q and its Registered Office at 4<sup>th</sup> Floor, 14, Netaji Subhas Road, Kolkata-700001, Police Station Hare Street, Post Office GPO (3) **HARAPARBATI COMMERCIAL PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having PAN AABCH7019J and its Registered Office at 4<sup>th</sup> Floor, 14, Netaji Subhas Road, Kolkata - 700001, Police Station Hare Street, Post Office GPO, (4) **MINTOO GARMENTS PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having PAN AACCM3146Q and its Registered Office at 4<sup>th</sup> Floor, 14, Netaji Subhas Road, Kolkata - 700001, Police Station Hare Street, Post Office GPO (5) **BARSAAT VANIJYA PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having PAN AACCB8666Q and its Registered Office at 4<sup>th</sup> Floor, 14, Netaji Subhas Road, Kolkata - 700001, Police



ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
25 APR 2016

Station Hare Street, Post Office GPO (6) **GANESHYAM TRADERS PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having PAN AACCG5998C and its Registered Office at 4<sup>th</sup> Floor, 14, Netaji Subhas Road, Kolkata - 700001, Police Station Hare Street, Post Office GPO (7) **NANU TRADECOM PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having PAN AACCN3273F and its Registered Office at 17, Ganesh Chandra Avenue, Kolkata - 700013, Police Station Bow Bazar, Post Office Bow Bazar (8) **ATTRIBUTE BUILD WORTH PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having PAN AALCA0701C and its Registered Office at 17, Ganesh Chandra Avenue, Kolkata - 700013, Police Station Bow Bazar Post Office Bow Bazar, (9) **SINGLE POINT COMMOSALE PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having PAN AAQCS0064B and its Registered Office at 3<sup>rd</sup> Floor, 17, Ganesh Chandra Avenue, Kolkata - 700013, Police Station Bow Bazar Post Office Bow Bazar, (10) **SINGLE POINT AGENCIES PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having PAN AAQCS0062H and its Registered Office at 3<sup>rd</sup> Floor, 17, Ganesh Chandra Avenue, Kolkata - 700013, Police Station Bow Bazar, Post Office Bow Bazar, (11) **SINGLE POINT MERCHANTS PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having PAN AAQCS0059Q and its Registered Office at 3<sup>rd</sup> Floor, 17, Ganesh Chandra Avenue, Kolkata - 700013, Police Station Bow Bazar, Post Office Bow Bazar and (12) **SINGLE POINT SUPPLIERS PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having PAN AAQCS0071C and its Registered Office at 3<sup>rd</sup> Floor, 17, Ganesh Chandra Avenue, Kolkata - 700013, Police Station Bow Bazar, Post Office Bowbazar all (1) to (12) represented by their Authorized Signatory Sri Manoj Dalmia son of Sri Sheo Kumar Dalmia of 3B, Ram Mohan Mullick Garden Lane, Flat No. 10 SA, Police Station Beliaghata, Post Office Beliaghata, Kolkata - 700010 having PAN ACSPD8505B and hereinafter collectively referred to as "the **PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their successors or successors-in-office and successors-in-interest and/or assigns) of the **FOURTH PART** :

**WHEREAS:-**

- A. One Khetro Gopal Roy (also known as Kshetra Gopal Roy) and one Gopi Jiban Roy were the full and absolute owners of **ALL THAT** freehold piece and parcel of land with buildings, structures, fittings, fixtures and appurtenances thereon with a land area of 0.99 acre or 99 sataks more or less situate lying at and being municipal holding No. RGM-8/07, Bl-B, Dashadrone within Rajarhat Gopalpur



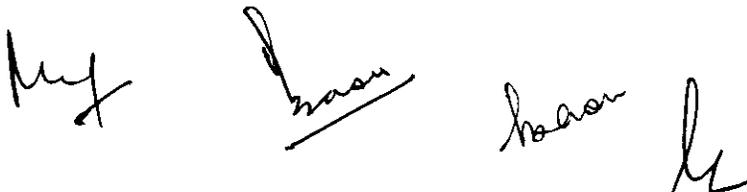
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
25 APR 2016

Municipality comprised of entire R. S. and L.R. Dag No. 209 recorded in R.S. Khatian No.183 (formerly C.S. Dag No. 201) and recorded in current L.R. Khatian No.2788 in Mouza Dashadrone, J. L. No.4, Police Station Rajarhat in the District of North 24 Parganas morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as “the **said Property**”.

- B.** By a Deed of Exchange dated 28<sup>th</sup> September 1956 made between Khetro Gopal Roy as the First Party and Gopi Jiban Roy as the Second Party and registered with District Registrar of 24-Parganas in Book I Volume No. 83 Pages 241 to 244 Being No. 4802 for the year 1956, the said Khetro Gopal Roy conveyed and transferred unto and to the said Gopi Jiban Roy, amongst other properties, All That his entire one-half part or share of and in the said Property, absolutely and forever.
- C.** By a Sale Deed dated 25<sup>th</sup> November 1959 and registered with Sub-Registrar, Cossipore Dum Dum in Book No. I, Volume No. 118 Pages 1 to 3 Being No. 7974 for the year 1959, the said Gopi Jiban Roy for the consideration therein mentioned sold conveyed and transferred unto and to one Jalad Baran Daw and Nriya Gopal Dey All That the said Property, absolutely and forever.
- D.** By a Sale Deed dated 25th February 1966 and registered with Sub-Registrar, Cossipore, Dum Dum in Book No. I, Volume No. 41 Pages 1 to 6 Being No. 1744 for the year 1966, the said Jalad Baran Daw and Nriya Gopal Dey for the consideration therein mentioned sold conveyed and transferred unto and to one Sheila Gupta All That the said Property, absolutely and forever.
- E.** By an Agreement dated 24th February 1968 made between the said Sheila Gupta of the One Part and one Shankar Ganguly of the Other Part and registered with the Sub Registrar Cossipore Dum Dum in Book I Volume No. 16 Pages 226 to 228 Being No. 1487 for the year 1968, it was mutually agreed by and between parties that the said Sheila Gupta shall have the perpetual right of ingress, egress, passage of men, materials and utilities from the public Road named Rajarhat Main Road by and through an internal road in common with the co-owner of C.S. Dag No. 202 (presently R.S. Dag and L.R. Dag No. 210). The said internal road is located in the southern and south-western edge of the said Property and shown in the plan annexed hereto duly bordered thereon in “**GREEN**” and hereinafter referred to as “the **said Passage**” which leads to the Main Road (Public Road).



- F. By a sale deed 7<sup>th</sup> November 1970 and registered with the Registrar of Assurances, Calcutta in Book No. I, Volume No. 165, Pages 245 to 251 being No. 4684 for the year 1970, the said Sheila Gupta for the consideration therein mentioned sold conveyed and transferred unto and to one Promod Kumar Agarwala and Benode Kumar Agarwala All That the said Property with the said perpetual right in the said Passage, absolutely and forever.
- G. By a sale deed dated 25<sup>th</sup> May 1977 and registered with Sub-Registrar, Cossipore Dum Dum in Book No. I, Volume No. 68 Pages 247 to 257 Being No. 3335 for the year 1977, the said Promod Kumar Agarwala and Benode Kumar Agarwala for the consideration therein mentioned sold conveyed and transferred unto and to one Durga Devi Saraff All That the said Property with the said perpetual right in the said Passage, absolutely and forever.
- H. By a sale deed dated 23<sup>rd</sup> February 1979 and registered with Sub-Registrar, Cossipore Dum Dum in Book No. I, Volume No. 38, Pages 84 to 92 Being No. 1312 for the year 1979, the said Durga Devi Saraff for the consideration therein mentioned sold conveyed and transferred unto and to one Adrish Basu (since deceased) All That the said Property with the said perpetual right in the said Passage, absolutely and forever.
- I. The said Adrish Basu, died intestate on 19<sup>th</sup> September 2009 leaving him surviving his wife namely Geraldine Basu and one son namely Pritish Mario Basu (also known as Pritish Basu), the Second Vendor No. 1 hereto and one daughter namely Ishani Maria Siller, the Third Vendor hereto, as his only heirs and legal representatives.
- J. By a sale deed dated 28<sup>th</sup> April 2012 and registered with Additional Registrar of Assurances-II, Kolkata in Book I Volume No. 19 Pages 915 to 938 Being No. 5236 for the year 2012, the First Vendor for the consideration therein mentioned purchased All That the said Property with the said perpetual right in the said Passage, absolutely and forever.
- K. The name of the First Vendor is recorded as Raiyat in the Records of Rights published under the West Bengal Land Reforms Act, 1955 under L.R. Khatian No.2788 and the First Vendor is paying khajana thereof and the name of the First





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Vendor is also mutated in the Rajarhat Gopalpur Municipality in respect of the said Property in respect of Holding No.RGM 8/07 BL-B, Dashadrone.

- L. Since on or about 2002, the First Vendor was enjoying financial facilities with the State Bank Of India at its Branch Office at Bhowanipore, Premlata Building, 2nd Floor, 39, Shakespeare Sarani, Kolkata- 700 017 (hereinafter referred to as the said '**Bank**') against which the said Adrish Basu, his wife Geraldine Basu and son Pritish Basu stood as guarantor. The said Adrish Basu as such guarantor also provided security of the said Property by creating a mortgage by deposit of title deeds thereof.
- M. Upon the death of Adrish Basu, the said Geraldine Basu and Pritish Basu continued to be guarantors alongwith Priyanka Basu (wife of the said Pritish Basu), the Second Vendors hereto, in respect of the aforesaid credit facilities. Further upon execution and registration of the said sale deed dated 28<sup>th</sup> April 2012, the same was also deposited with the said Bank as security for the said credit facilities.
- N. The said Geraldine Basu subsequently died intestate on 16th June 2012 leaving her surviving the said Pritish Mario Basu and Ishani Maria Siller as her heirs and legal representatives and since her death the said Pritish Basu and Priyanka Basu continued to be guarantors in respect of the said credit facilities.
- O. The First Vendor failed to repay its outstanding dues and in view of such default on the part of the First Vendor as aforesaid the said Bank issued Notice under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the **SARFAESI ACT**") demanding payment of its dues.
- P. In spite of such notice under Section 13(2) of the SARFAESI Act, since the payment of the dues of the said Bank was not made, the said Bank through its Authorised Officer herein took possession of the said properties under Section 13(4) of the SARFAESI Act on 16<sup>th</sup> September 2014.
- Q. The First Vendor thereafter made certain part payments against its dues from amounts provided by the Purchaser No.1 hereto.

The image shows four handwritten signatures in black ink. From left to right, they appear to be: a signature that looks like 'My', a signature that looks like 'honor', a signature that looks like 'basu', and a signature that looks like 'h'.



9

25 APR 2010

- R. The Bank informed the First Vendor about their intention to sell the said Property when the First Vendor in exercise of its rights under the SARFAESI Act requested the Bank to sell the said Property to the Purchasers herein and agreed to pay the dues of the Bank against such sale.
- S. The Bank has by its letter dated 25<sup>th</sup> April 2016 informed the First Vendor that the total dues of the Bank stands at Rs. 4,36,85,601/- Accordingly out of the total consideration of Rs.9,10,00,000/- (Rupees nine crores ten lacs) only payable by the Purchasers hereunder, the Purchasers have paid the said sum of Rs. 4,36,85,601/- by pay order directly taken out in favour of the Bank in full and final settlement of the dues of the Bank and complete redemption and discharge of the security and mortgage of the said Property in favour of the Bank.
- T. The Purchasers desired to the First Vendor that it will be necessary to join the Second Vendors and the Third Vendor as party to the sale deed to be executed in their favour for conveying confirming and assuring their entire share, right, title and interest in the said Property. Upon negotiations, the Second Vendors and the Third Vendor have agreed to join as parties to these presents and to convey, confirm and assure their entire share, right, title and interest whatsoever or howsoever in the said Property at a consideration of Rs.5,00,000/- payable to the Second Vendor and Rs.10,00,000/- (Rupees ten lacs) only to the Third Vendor in addition to the said consideration of Rs.9,10,00,000/- payable to the First Vendor.
- U. The First Vendor, the Second Vendors and the Third Vendors have thus contracted with the Purchasers for sale of the said Property (containing a land area of 0.99 Acre or 99 Sataks more or less) free from all encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession and the Vendors have agreed to sell and the Purchasers have agreed to purchase the same at and for a final total consideration of Rs.91000000.00 (Rupees Nine crores ten lacs) only payable to the First Vendor, Rs.5,00,000/- to the Second Vendors and Rs.10,00,000/- to the Third Vendor. The First Vendor, the Second Vendors and the Third Vendor are hereinafter referred to as "the Vendors").



UNITED STATES  
POSTAL SERVICE  
25 APR 2013

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V. In connection with the sale of the said Property, the Vendors have made the following representations and assurances which have been fully relied upon and believed to be true and correct by the Purchasers in good faith:-

- (i) That the First Vendor is the sole and absolute owner of the said Property and is having clear good marketable title thereto free from all encumbrances mortgages, charges liens, lispensens, annuity, debutters, wakf, devseva, trusts, benami transactions, attachments, bargadar, bhagchasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever and in "khas" vacant peaceful possession thereof and the mortgage in favour of the said Bank has stood well and truly and completely redeemed and discharged upon payment of the dues of the Bank and the Bank has returned originals of all documents of title deposited with the Bank as also morefully recited hereinafter;
- (ii) That the said Property or any part thereof is not affected by any right of way water light support drainage or any other easement with any person or property and no material suppression has been made by the Vendors to the Purchasers;
- (iii) That the First Vendor are paying Khajana/land revenue to the Government of West Bengal and is in Khas and exclusive possession thereof;
- (iv) That the Vendors have shifted from the said Property without leaving any encumbrance, lien or liability whatsoever on the said Property.
- (v) No winding up proceedings or proceedings in Company Law Board or any other proceedings in any Court or Tribunal or statutory authorities have ever been filed or is pending against the First Vendor.
- (vi) That there shall be no difficulty in the mutation of the name of the Purchasers as owner in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said Property upon its purchase by the Purchasers;
- (vii) That since the purchase by the First Vendor as aforesaid, the First Vendor has been the sole and absolute owner of the said Property and the Second Vendors and the Third Vendor have accepted such sale fully and in all manner and save and except the First Vendor no other person has any right title or interest in the said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in





ADDITIONAL REGISTRAR  
OF ASSURANCES - IV, KOLKATA  
25 APR 2010

respect of or relating to the said Property or any part or share thereof in any manner whatsoever;

- (viii) That neither the Vendors nor any of the predecessors-in-title of the Vendors have at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;
- (ix) That no notice or claim has been received by the Vendors which would affect the ownership, user, enjoyment and transfer of the Vendors in respect of the said Property;
- (x) That there is no action, suit, appeal or litigation in respect of the said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;
- (xi) That no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof and that save and except the First Vendor no other person can claim any right title or interest whatsoever in the said Property or any part thereof;
- (xii) That save those relating to sale of the said Property to the Purchasers hereto, the Vendors have not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.

**W.** The Purchasers have out of the consideration payable hereunder taken out pay order in favour of the Bank for the entire dues of the Bank. The Vendors have before the execution of these presents paid the entire dues of the Bank in full and final settlement by utilizing the said pay orders and the Bank has redeemed and discharged the said mortgage and issued no objection certificate in respect of its dues and returned the original documents of title and other securities to the First Vendor who has simultaneously handed over the same to the Purchasers. Accordingly the sale and transfer of the said Property and all properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be is being completed by these presents as hereinafter contained.

**I. NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs. 91000000/- (Rupees Nine crores ten lacs) only of the lawful money of the Union of India in hand and well and truly paid by



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
25 APR

the Purchasers to the First Vendor at or before the execution hereof (the receipt whereof the First Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the First Vendor doth hereby grant sell convey transfer assign and assure and the Second Vendors and the Third Vendor do hereby concur, confirm and assure unto and to the Purchasers herein **ALL THAT** piece or parcel of land containing an area of 99 Sataks or 0.99 Acre more or less being municipal holding No. RGM-8/07, BI-B, Dashadrone within Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality) comprised in entire R.S. and L.R. Dag No. 209 recorded in L.R. Khatian No. 2788, in Mouza Dashadrone, J. L. No. 4 under Police Station Rajarhat in the District of North 24 Parganas morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **said Property**" **TOGETHER WITH** all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the First Vendors out of or upon the entirety of the said L.R. Dag No. 209 and properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the First Vendors or any person or persons from whom the First Vendors may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** full free and unfettered right and liberty (including the right of easements and of ingress and egress) at all times by day or night to pass and repass along and over the 25 feet wide internal road located in the southern and south-western edge of the said Property and leading to the public Road named Rajarhat Main Road and also the entry\exit gates (all hereinafter referred to as "the said Passage") with or without men materials and vehicles for all purposes connected with the beneficial use and enjoyment of the said Property and for all lawful



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
25 APR 2016

purposes and also the full and free right and liberty of laying under ground and over head pipe line, water pipe line, water main, gas pipes lines and posts, electric wirings and cables, telephone lines, under ground sewers and drainage and any other utility and facility and to dig out and open the said Passage for the said works and to repair and restore to its former position upon completion of the said works **AND TOGETHER WITH** all easements and share, right, title and interest of the First Vendors of and in any passages/roadways abutting the said Property and leading to public road and/or meant for beneficial use and enjoyment of the said Property **TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever.

**II. AND THIS INDENTURE FURTHER WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs.5,00,000/- (Rupees five lacs) only paid by the Purchasers to the Second Vendors at or before the execution hereof (the receipt whereof the Second Vendor doth hereby as also by the receipt and memo of consideration No. 2 hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) and in further consideration of the sum of Rs.10,00,000/- (Rupees ten lacs) only paid by the Purchasers to the Third Vendors at or before the execution hereof (the receipt whereof the Third Vendor doth hereby as also by the receipt and memo of consideration No. 3 hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Second Vendor and the Third Vendor do hereby **Firstly** accept the sale and transfer of all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be by the First Vendor **and Secondly** do hereby sell convey transfer confirm release assign and assure to the Purchasers herein their whatever ownership, share, right, title or interest of and in the properties benefits and rights hereby granted sold conveyed transferred assigned and

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
25 APR 2010

assured or expressed or intended so to be by the First Vendor including the said Property and all rights over the said Passage **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Second Vendors and the Third Vendor into out of or upon the entirety of the said L.R. Dag No. 209 and properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** the same unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever.

**II. THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS**  
as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors or their predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the First Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** they have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the First Vendor has now in itself good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the



2013

properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;

- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by them or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for them or their predecessors-in-title;
- (v) **AND THAT** notwithstanding any act deed or thing by them or their predecessor-in-title the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be includes the Vendors' entire one hundred percent share in the Dags comprised in the said Property without any remainder or residue and the Purchasers shall by virtue of the sale made hereby be and exclusively entitled to any reversion, remainder or residue attributable to the Vendors if found in such Dags;
- (vi) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by them or any of them or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendors effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispensens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever;



*[Handwritten signature]*  
2007

- (vii) **AND THAT** the Vendors shall take all necessary steps to ensure full free and unfettered right and liberty of easements and ingress and egress of the Purchaser and all persons permitted by the Purchaser by day or night to pass or repass over the said Passage leading from the said Property to the Public Road being Rajarhat Main Road without any obstruction impediment blockade whatsoever and howsoever.
- (viii) **AND THAT** the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors or their predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers or any of them do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers;

**III. AND THE VENDORS DOTH HEREBY DECLARE AND ASSURE THE PURCHASERS** as follows:-

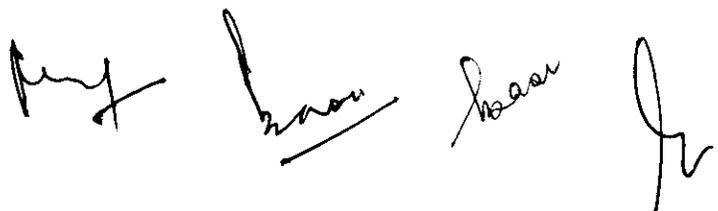
- a) **THAT** the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendors for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- b) **AND THAT** the said Property or any portion thereof is not affected by any notice or scheme of acquisition, requisition or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public body or authorities.



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25 APR 2015

- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Property or any portion thereof under the Land Acquisition Act or The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.
- d) **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation or otherwise for the Vendors to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchasers in the manner aforesaid.
- e) **AND THAT** the Vendors have represented and assured to the Purchasers that there is no action, suit, appeal or litigation in respect of the said Property or any part or share thereof pending or filed at any time heretofore and that the said Property has been in uninterrupted open exclusive ownership and possession and enjoyment of the First Vendor since coming in possession of the same and prior thereto of the predecessors named above without any claim, obstruction, dispute or impediment whatsoever or howsoever from or by any person and that no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof And That save and except the First Vendor no other person can claim any right title or interest whatsoever in the said Property or any part thereof and without prejudice to or affecting the covenant for protection and indemnity given by the Vendors hereinabove, the Vendors agree to pay the entire market value of the said Property at the material time and to indemnify and keep the Purchasers fully saved harmless and indemnified from and against all losses damages costs claims demands action or proceeding that the Purchasers or any of them may suffer or incur owing to any defect or deficiency being found in the title or possession of the Vendors or in case any of the representation or assurances made and/or contained on the part of the Vendors being found to be false and hereby grant and confer upon the Purchasers the irrevocable charge and lien in respect of any





ADDITIONAL REGISTRAR  
OF ASSURANCES IN KOLKATA  
25 APR 2016

other land / property belonging to the Vendors as security for the obligations and liabilities of the Vendors.

- f) **AND THAT** all rates, taxes, Khajana/land revenue and other outgoings and impositions payable in respect of the said Property have been duly paid and there is no amount in arrears or outstanding in connection therewith.

**THE SCHEDULE ABOVE REFERRED TO:**  
**(SAID PROPERTY)**

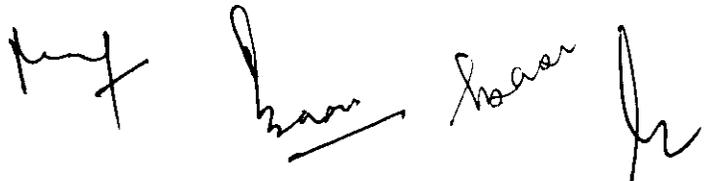
**ALL THAT** the pieces or parcels of lands containing an area of 99 Satak or 0.99 acre more or less together with residential rooms on part thereof measuring about 1200 Square feet more or less situate lying at and being municipal holding No. RGM-8/07, BI-B, Dashadrone within Bidhannagar Municipal Corporation (previously Rajarhat Gopalpur Municipality) comprised in entire R.S. and L.R. Dag No. 209 (as described below) (formerly C.S. Dag No. 201) recorded in L.R. Khatian No. 2788, in Mouza Dashadrone (also known as Dasdron), J. L. No. 4 under Police Station Rajarhat, (Banga Laxmi) in the District of North 24 Parganas:-

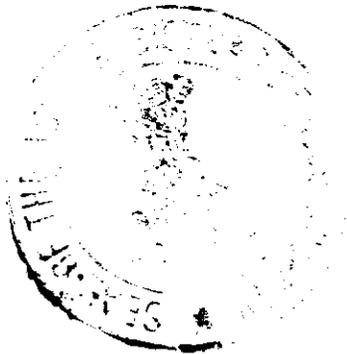
| <b>R.S. Dag and Khatian Number</b>         | <b>L.R. Dag and Khatian Number</b>       | <b>Existing nature of land</b> | <b>Total Area in Dag</b> | <b>Area of Dag being subject matter of sale</b> |
|--|--|--------------------------------|--------------------------|---|
| RS Dag No. 209 recorded in Khatian No. 183 | Dag No. 209 recorded in Khatian No. 2788 | Sali                           | 0.99 acre                | 0.99 acre                                       |

The said property is delineated in the plan annexed hereto duly bordered thereon in "RED" butted and bounded as follows:

- On the **North** : By R.S. Dag No. 206;  
 On the **South** : Partly by R.S. Dag No. 210 and partly by 25 feet wide Passage;  
 On the **East** : By R.S. Dag No. 211;  
 On the **West** : Partly by each of R.S. Dag Nos.207 and 208.

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.





ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
25 APR 2016

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

**SIGNED SEALED AND DELIVERED** by the abovenamed **FIRST VENDOR** at Kolkata in the presence of:

*Tushar Dhal*  
Teyhura ket-157.  
Bhatu Bagoni Advocate  
C/O DSP Law Associates  
Advocates  
2 Hare Street, KOL-01

*Prithish Basu*  
(PRITISH BASU)

**SIGNED SEALED AND DELIVERED** by the abovenamed **SECOND VENDOR** at Kolkata in the presence of:

*Tushar Dhal*  
Bhatu Bagoni Advocate

*Prithish Basu*  
*Priyanka Basu*



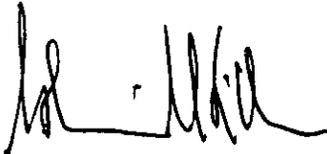
ADDITIONAL MANAGER  
OF ASSURANCES-V, KOLKATA

25 APR 2010

**SIGNED SEALED AND DELIVERED** by  
the abovenamed **THIRD VENDOR** at  
Kolkata in the presence of:

*Pratik Bagaria* Advocate

*Subhan Nankar*

  
(ISHANI NARMA SILLER)

**SIGNED SEALED AND DELIVERED** by  
the withinnamed **PURCHASERS** at  
Kolkata in the presence of:

*Pratik Bagaria* Advocate

*Subhan Nankar*  
CL. DSP Law Associates  
4D, Five House  
1B & 2, Hare Street  
Kolkata - 700011

Uday Vinodny (P) Ltd.  
Goddalaji Me...  
Kara...  
Winton...  
Bansari...  
Ganeshyam...  
Nanu...  
Attribute...  
SinglePoint...  
SinglePoint...  
SinglePoint...  
SinglePoint...

  
Author...  
(MANOJ DALMIA)

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
25 APR 1966

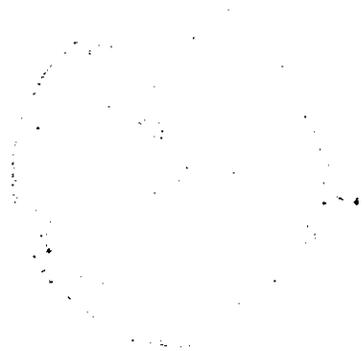
**RECEIPT AND MEMO OF CONSIDERATION NO. 1**

**RECEIVED** from the within named Purchasers the withinmentioned sum of Rs. 9,10,00,000/- (Rupees Nine crores ten lacs) only being the consideration in full payable under these presents to the First Vendor as per details given in the Memo hereunder written

**MEMO OF CONSIDERATION**

| <i>Sl. No.</i> | <i>By Demand<br/>Draft/Cheque/<br/>RTGS/Cash</i> | <i>Date</i> | <i>Bank and Branch</i>       | <i>Amount (in Rs.)</i> |
|----------------|--|-------------|------------------------------|------------------------|
| 1              | ORBCH151200<br>21817                             | 30.04.2015  | Oriental Bank of<br>Commerce | 2500000.00             |
| 2              | HDFCR520150<br>60464045673                       | 04.06.2015  | HDFC Bank                    | 1000000.00             |
| 3              | HDFCR520150<br>60464047235                       | 04.06.2015  | HDFC Bank                    | 1000000.00             |
| 4              | N21715008617<br>5938                             | 05.08.2015  | HDFC Bank                    | 200000.00              |
| 5              | 000588   | 18.08.2015  | HDFC Bank                    | 800000.00              |
| 6              | 000589   | 18.08.2015  | HDFC Bank                    | 1000000.00             |
| 7              | 000590   | 18.08.2015  | HDFC Bank                    | 1000000.00             |
| 8              | 000591   | 18.08.2015  | HDFC Bank                    | 1000000.00             |
| 9              | 000592   | 18.08.2015  | HDFC Bank                    | 1000000.00             |
| 10             | ORBCH152870<br>28083                             | 14.10.2015  | Oriental Bank of<br>Commerce | 2500000.00             |
| 11             | 115309   | 15.10.2015  | Axis Bank                    | 1000000.00             |
| 12             | 115310   | 15.10.2015  | Axis Bank                    | 4000000.00             |
| 13             | ORBCH152880<br>47123                             | 15.10.2015  | Oriental Bank of<br>Commerce | 2500000.00             |
| 14             | HDFCR520151<br>02769647573                       | 27.10.2015  | HDFC Bank                    | 700000.00              |
| 15             | 115311   | 27.10.2015  | Axis Bank                    | 1800000.00             |
| 16             | ORBCH153000<br>42568                             | 27.10.2015  | Oriental Bank of<br>Commerce | 1000000.00             |
| 17             | 115314   | 04.11.2015  | Axis Bank                    | 10000000.00            |
| 18             | 282677   | 04.11.2015  | Oriental Bank of<br>Commerce | 10000000.00            |
| 19             | 801145   | 24.04.2016  | Oriental Bank of<br>Commerce | 3080000.00             |
| 20             | UTIBH1611607<br>5547                             | 25.04.2016  | Axis Bank                    | 4000000.00             |



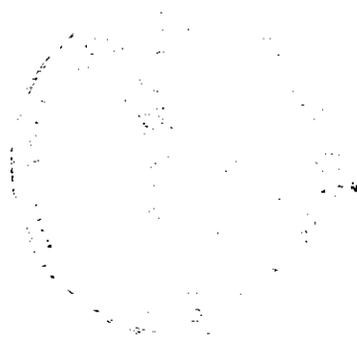
25 MAR 2010

|    |                            |            |                              |                       |
|----|----------------------------|------------|------------------------------|-----------------------|
| 21 | UTIBH1611607<br>5683       | 25.04.2016 | Axis Bank                    | 4000000.00            |
| 22 | UTIBH1611607<br>5956       | 25.04.2016 | Axis Bank                    | 4000000.00            |
| 23 | UTIBH1611607<br>6020       | 25.04.2016 | Axis Bank                    | 3736000.00            |
| 24 | VYSAR520160<br>42510000804 | 25.04.2016 | Kotak Mahindra Bank          | 910800.00             |
| 25 | VYSAR501604<br>2510001171  | 25.04.2016 | Kotak Mahindra Bank          | 910800.00             |
| 26 | VYSAR520160<br>42510001600 | 25.04.2016 | Kotak Mahindra Bank          | 910800.00             |
| 27 | VYSAR520160<br>42510002360 | 25.04.2016 | Kotak Mahindra Bank          | 910800.00             |
| 28 | VYSAR520160<br>42510002325 | 25.04.2016 | Kotak Mahindra Bank          | 910800.00             |
| 29 | ORBCH161160<br>40038       | 25.04.2016 | Oriental Bank of<br>Commerce | 4000000.00            |
| 30 | ORBCH161160<br>40172       | 25.04.2016 | Oriental Bank of<br>Commerce | 4000000.00            |
| 31 | ORBCH161160<br>40464       | 25.04.2016 | Oriental Bank of<br>Commerce | 4000000.00            |
| 32 | ORBCH161160<br>40893       | 25.04.2016 | Oriental Bank of<br>Commerce | 4000000.00            |
| 33 | ORBCH161160<br>41309       | 25.04.2016 | Oriental Bank of<br>Commerce | 3156000.00            |
| 34 | HDFCR520160<br>42577395001 | 25.04.2016 | HDFC Bank                    | 910800.00             |
| 35 | HDFCR520160<br>42577402947 | 25.04.2016 | HDFC Bank                    | 910800.00             |
| 36 | HDFCR520160<br>42577404581 | 25.04.2016 | HDFC Bank                    | 910800.00             |
| 37 | HDFCR520160<br>42577407014 | 25.04.2016 | HDFC Bank                    | 910800.00             |
| 38 | HDFCR520160<br>42577400077 | 25.04.2016 | HDFC Bank                    | 910800.00             |
| 39 | TDS                        | --         | --                           | 920000.00             |
|    |                            |            | Total                        | <b>9,10,00,000.00</b> |

(Rupees Nine crores ten lacs) only

*Priyanka Basu*  
Director

*Priyanka Basu*



25 APR 2010

**RECEIPT AND MEMO OF CONSIDERATION NO. 2**

**RECEIVED** from the within named Purchasers the withinmentioned sum of Rs.5,00,000/- (Rupees five lacs) only being the consideration in full payable under these presents to the Second Vendor as per details given in the Memo hereunder written

**MEMO OF CONSIDERATION**

| <b>Sl. No.</b> | <b>By Demand Draft/Cash</b> | <b>Date</b>  | <b>Bank and Branch</b>      | <b>Amount (in Rs.)</b> |
|----------------|-----------------------------|--------------|-----------------------------|------------------------|
| 1.             | 114892 ✓                    | 22.04.2016   | AXIS Bank ✓                 | 222750.00 ✓            |
| 2.             | 857461 ✓                    | 22.04.2016 ✓ | Kotak Mahindra Bank ✓       | 4950.00 ✓              |
| 3.             | 152327 ✓                    | 22.04.2016 ✓ | Kotak Mahindra Bank ✓       | 4950.00 ✓              |
| 4.             | 982172 ✓                    | 22.04.2016 ✓ | Kotak Mahindra Bank ✓       | 4950.00 ✓              |
| 5.             | 654272 ✓                    | 22.04.2016 ✓ | Kotak Mahindra Bank ✓       | 4950.00 ✓              |
| 6.             | 871758 ✓                    | 22.04.2016 ✓ | Kotak Mahindra Bank ✓       | 4950.00 ✓              |
| 7.             | 801146 ✓                    | 22.04.2016 ✓ | Oriental Bank of Commerce ✓ | 222750.00 ✓            |
| 8.             | 678946 ✓                    | 25.04.2016 ✓ | HDFC Bank ✓                 | 4950.00 ✓              |
| 9.             | 678843 ✓                    | 25.04.2016 ✓ | -do- ✓                      | 4950.00 ✓              |
| 10.            | 690592 ✓                    | 25.04.2016 ✓ | -do- ✓                      | 4950.00 ✓              |
| 11.            | 678991 ✓                    | 25.04.2016 ✓ | -do- ✓                      | 4950.00 ✓              |
| 12.            | 678893 ✓                    | 25.04.2016 ✓ | -do- ✓                      | 4950.00 ✓              |
| 13.            | TDS                         | ----         | ----                        | 5000.00                |
|                |                             |              | Total                       | <b>500000.00</b>       |

**(Rupees five lacs) only**

*Prithal Basu*  
*Prityanka Basu*



ADDITIONAL REGISTRAR  
OF ASSURANCES IN KOLKATA  
*[Signature]*  
25 APR 2016

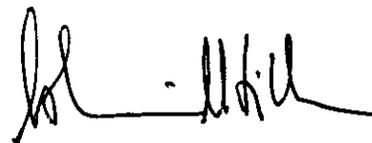
**RECEIPT AND MEMO OF CONSIDERATION NO. 3**

**RECEIVED** from the within named Purchasers the withinmentioned sum of Rs. 10,00,000/- (Rupees ten lacs) only being the consideration in full payable under these presents to the Third Vendor as per details given in the Memo hereunder written

**MEMO OF CONSIDERATION**

| <i>Sl. No.</i> | <i>By Demand Draft/Cash</i> | <i>Date</i>  | <i>Bank and Branch</i> | <i>Amount (in Rs.)</i>    |
|----------------|-----------------------------|--------------|------------------------|---------------------------|
| 1.             | 114885 ✓                    | 20.04.2016 ✓ | Axis Bank ✓            | 500000.00 ✓               |
| 2.             | 000106 ✓                    | 20.04.2016 ✓ | HDFC Bank              | 500000.00 ✓               |
|                |                             |              |                        | <b><u>10,00,000/-</u></b> |

(Rupees Ten lacs) only



**Witnesses to Memo Nos. 1 to 3:**

*Turhaz Dheli.*  
*Ram Bagaria*  
Advocate

Drafted by me:  
*Ram Bagaria*  
~~Advocate~~ Advocate

For, DSP Law Associates

4D, Nicco House

1B & 2, Hare Street

Kolkata-700001

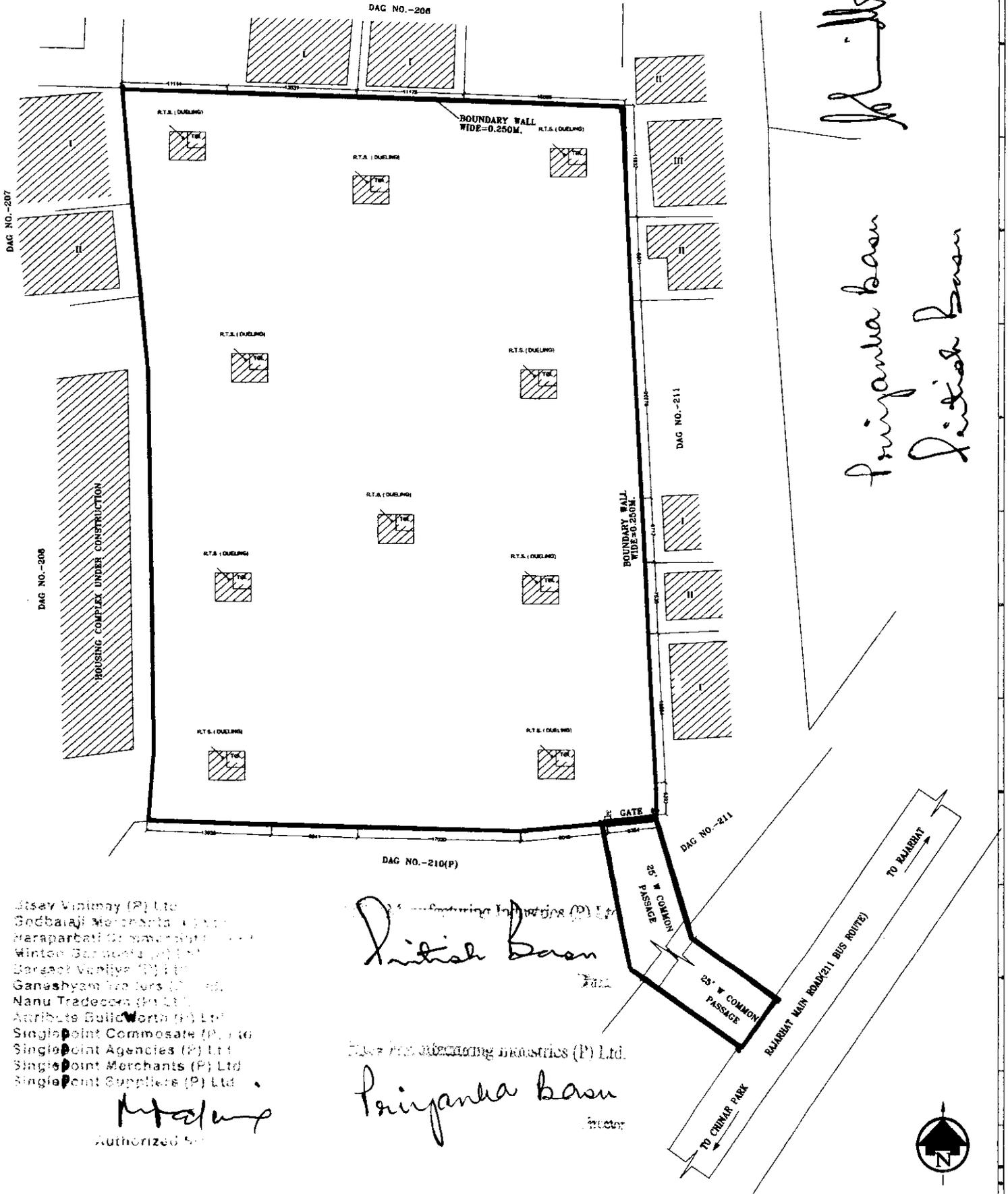
F-1415 | 2010



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
25 APR 2016

**PLAN SHOWING LAND AT HOLDING NO:RGM-8/07,BLOCK-B,DASHADRONE, WITHIN BIDHANNAGAR MUNICIPAL CORPORATION(PREVIOUSLY RAJARHAT GOPALPUR MUNICIPALITY),R.S. & L.R. DAG:209, R.S.KHATIAN : 183,L.R.KHATIAN : 2788,IN MOUZA DASHADRON,J.L NO : 4,P.S:RAJARHAT DIST:24 PGS(N).**

**AREA OF LAND :2B-19K-14CH-14SFT.( 99 SATAK OR 0.99 ACRE)**



*[Handwritten signature]*

*Prinyanka basu*  
*British Basu*

- Saty Vinitay (P) Ltd
- Sudbaraji Merchants (P) Ltd
- Haraparbati Merchants (P) Ltd
- Winton Garments (P) Ltd
- Bansari Vardiya (P) Ltd
- Ganeshyam Traders (P) Ltd
- Nanu Tradecore (P) Ltd
- Attribute Builders (P) Ltd
- SinglePoint Composites (P) Ltd
- SinglePoint Agencies (P) Ltd
- SinglePoint Merchants (P) Ltd
- SinglePoint Suppliers (P) Ltd

*British Basu*

*Prinyanka basu*  
Director

*[Handwritten signature]*  
Authorized Signatory





25 APR 1954

| <i>Finger prints of the executant</i>   |               |             |                          |                       |               |
|---|---------------|-------------|--------------------------|-----------------------|---------------|
|  |               |             |                          |                       |               |
|   | <b>Little</b> | <b>Ring</b> | <b>Middle<br/>(Left</b>  | <b>Fore<br/>Hand)</b> | <b>Thumb</b>  |
|   |               |             |                          |                       |               |
|   | <b>Thumb</b>  | <b>Fore</b> | <b>Middle<br/>(Right</b> | <b>Ring<br/>Hand)</b> | <b>Little</b> |

| <i>Finger prints of the executant</i>   |               |             |                          |                       |               |
|---|---------------|-------------|--------------------------|-----------------------|---------------|
|  |               |             |                          |                       |               |
|   | <b>Little</b> | <b>Ring</b> | <b>Middle<br/>(Left</b>  | <b>Fore<br/>Hand)</b> | <b>Thumb</b>  |
|   |               |             |                          |                       |               |
|   | <b>Thumb</b>  | <b>Fore</b> | <b>Middle<br/>(Right</b> | <b>Ring<br/>Hand)</b> | <b>Little</b> |



u

ADDITIONAL REGISTRAR  
OF ASSURANCES IV, NOLKATA

25 APR 2010

| <i>Finger prints of the executant</i>   |               |             |                          |                       |               |
|---|---------------|-------------|--------------------------|-----------------------|---------------|
|  |               |             |                          |                       |               |
|   | <b>Little</b> | <b>Ring</b> | <b>Middle<br/>(Left</b>  | <b>Fore<br/>Hand)</b> | <b>Thumb</b>  |
|   |               |             |                          |                       |               |
|   | <b>Thumb</b>  | <b>Fore</b> | <b>Middle<br/>(Right</b> | <b>Ring<br/>Hand)</b> | <b>Little</b> |

| <i>Finger prints of the executant</i>   |               |             |                          |                       |               |
|---|---------------|-------------|--------------------------|-----------------------|---------------|
|  |               |             |                          |                       |               |
|   | <b>Little</b> | <b>Ring</b> | <b>Middle<br/>(Left</b>  | <b>Fore<br/>Hand)</b> | <b>Thumb</b>  |
|   |               |             |                          |                       |               |
|   | <b>Thumb</b>  | <b>Fore</b> | <b>Middle<br/>(Right</b> | <b>Ring<br/>Hand)</b> | <b>Little</b> |



*[Handwritten Signature]*  
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
25 APR 2010

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

GRN: 19-201617-000233172-1

Payment Mode Online Payment

GRN Date: 25/04/2016 15:14:08

Bank : HDFC Bank

BRN : 221839952

BRN Date: 25/04/2016 03:48:54

**DEPOSITOR'S DETAILS**

Challan No. : 19040000537801/1/2016  
[Query No./Query Year]

Name : UTSAV VINIMAY PVT LTD

Contact No. : Mobile No. : +91 7059664383

E-mail :

Address : 14 N S ROAD  
KOLKATA 700001

Applicant Name : Org Utsav Vinimay Private Limited

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 1

**PAYMENT DETAILS**

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount[ ₹] |
|---------|-----------------------|--|--------------------|------------|
| 1       | 19040000537801/1/2016 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 6821464 ✓  |
| 2       | 19040000537801/1/2016 | Property Registration- Registration Fees | 0030-03-104-001-16 | 1072048 ✓  |

**Total**

7893512

In Words : Rupees Seventy Eight Lakh Ninety Three Thousand Five Hundred Twelve only



Additional Registrar of  
Assurances-IV, Kolkata  
25.4.16

  
 भारत निर्वाचन आयोग  
 भारत निर्वाचन आयोग  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD

AZC1187467



|                           |                 |
|---------------------------|-----------------|
| निर्वाचक का नाम           | दिलीप महतो      |
| Elector's Name            | Dilip Mahato    |
| पिता का नाम               | सधुनी महतो      |
| Father's Name             | Sadhunee Mahato |
| लिंग / Sex                | पुरुष/Male      |
| जन्य तिथि / Date of Birth | XX/XX/1995      |

*Dilip Mahato*

AZC1187467

पता : सावा टोला  
 गृह उपमंडल - हुसीर,  
 मंडल - बेलांड,  
 जिला - सीतामढ़ी,  
 843316

Address: Sava Tola  
 Town/Vill - Huseer,  
 Anchal - Beland,  
 Distt - SITAMARHI,  
 843316

दिनांक / Date : 05/03/2014

0303 संन्यास निर्वाचन क्षेत्र में जनजागरण  
 परिचालन अधिकारी के उपायानुसार की अनुमति  
 Facsimile Signature of Electoral Registration  
 Officer (33), Beland, Constituency

इस स्थान पर यदि पते पर अपना नाम निर्वाचन  
 आयोग की वेब साइट पर उक्त पते पर दर्ज करना या  
 पते में परिवर्तन आवश्यक है तो पते पर  
 आवेदन करें

in case of change in address, mention this card  
 no. in the relevant form for including your name  
 in the roll at the changed address and to obtain  
 the card with the same number.



23

*[Handwritten mark]*



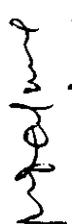
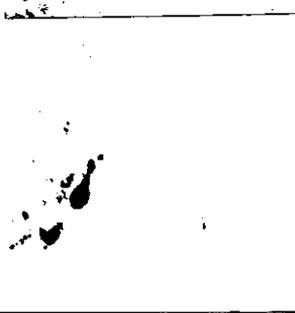
Government of West Bengal

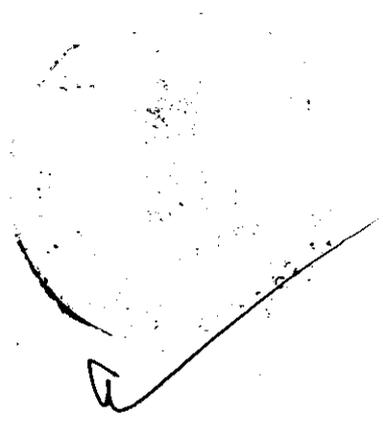
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040000537801/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant   | Category  | Photo   | Finger Print  | Signature with date   |
|--------|---|---|---|---|---|
| 1      | Mr Pritish Mario Basu<br>AD-94, Salt Lake City,<br>P.O:- CC Block, P.S:-<br>North Bidhannagar,<br>Bidhannagar, District:-<br>North 24-Parganas,<br>West Bengal, India, PIN<br>- 700064      | Represent<br>ative of<br>Seller<br>[Filter<br>Manufactu<br>ring<br>Industries<br>Private<br>Limited ] |   | 2253<br>   | <br>25/04/16    |
| 2.0    | Mr Manoj Dalmia 3B,<br>Ram Mohan Mullick<br>Garden Lane,, Flat No:<br>10 SA, P.O:- Beliaghata,<br>P.S:- Beliaghata,<br>District:-South 24-<br>Parganas, West Bengal,<br>India, PIN - 700010 | Represent<br>ative of<br>Buyer<br>[Attribute<br>Build<br>Worth<br>Private<br>Limited ]                |  | 2251<br> | <br>25/04/2016 |
| 2.1    | Mr Manoj Dalmia 3B,<br>Ram Mohan Mullick<br>Garden Lane,, Flat No:<br>10 SA, P.O:- Beliaghata,<br>P.S:- Beliaghata;<br>District:-South 24-<br>Parganas, West Bengal,<br>India, PIN - 700010 | Represent<br>ative of<br>Buyer<br>[Barsaat<br>Vaniyya<br>Private<br>Limited ]                         |  |   | <br>25/04/2016 |

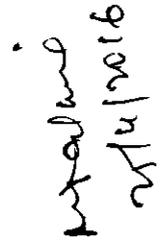
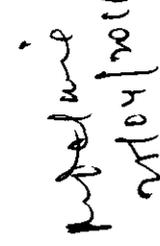
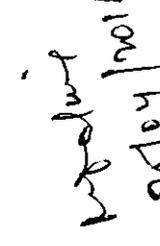


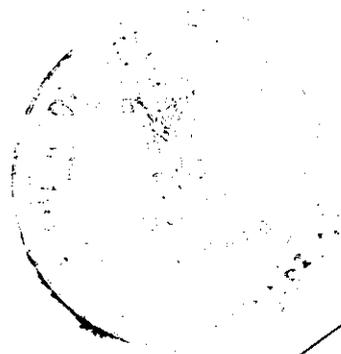
| SI No. | Name of the Executant   | Category   | Photo   | Finger Print | Signature with date   |
|--------|---|--|---|--------------|---|
| 2.2    | Mr Manoj Dalmia 3B,<br>Ram Mohan Mullick<br>Garden Lane,, Flat No:<br>10 SA, P.O:- Beliaghata,<br>P.S:- Beliaghata,<br>District:-South 24-<br>Parganas, West Bengal,<br>India, PIN - 700010 | Representative of Buyer<br>[Ganeshyam Traders Private Limited ]      |   |              | <br>25/04/2016   |
| 2.3    | Mr Manoj Dalmia 3B,<br>Ram Mohan Mullick<br>Garden Lane,, Flat No:<br>10 SA, P.O:- Beliaghata,<br>P.S:- Beliaghata,<br>District:-South 24-<br>Parganas, West Bengal,<br>India, PIN - 700010 | Representative of Buyer<br>[Godbalaji Merchants Private Limited ]    |   |              | <br>25/04/2016   |
| 2.4    | Mr Manoj Dalmia 3B,<br>Ram Mohan Mullick<br>Garden Lane,, Flat No:<br>10 SA, P.O:- Beliaghata,<br>P.S:- Beliaghata,<br>District:-South 24-<br>Parganas, West Bengal,<br>India, PIN - 700010 | Representative of Buyer<br>[Haraparbati Commercial Private Limited ] |   |              | <br>25/04/2016  |
| 2.5    | Mr Manoj Dalmia 3B,<br>Ram Mohan Mullick<br>Garden Lane,, Flat No:<br>10 SA, P.O:- Beliaghata,<br>P.S:- Beliaghata,<br>District:-South 24-<br>Parganas, West Bengal,<br>India, PIN - 700010 | Representative of Buyer<br>[Mintoo Garments Private Limited ]        |   |              | <br>25/04/2016 |
| 2.6    | Mr Manoj Dalmia 3B,<br>Ram Mohan Mullick<br>Garden Lane,, Flat No:<br>10 SA, P.O:- Beliaghata,<br>P.S:- Beliaghata,<br>District:-South 24-<br>Parganas, West Bengal,<br>India, PIN - 700010 | Representative of Buyer<br>[Nanu Tradecom Private Limited ]          |  |              | <br>25/04/2016 |



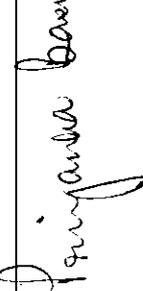
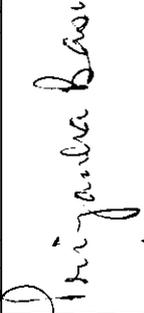
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| SI No. | Name of the Executant   | Category   | Photo   | Finger Print | Signature with date   |
|--------|---|--|---|--------------|---|
| 2.7    | Mr Manoj Dalmia 3B,<br>Ram Mohan Mullick<br>Garden Lane,, Flat No:<br>10 SA, P.O:- Beliaghata,<br>P.S:- Beliaghata,<br>District:-South 24-<br>Parganas, West Bengal,<br>India, PIN - 700010 | Represent<br>ative of<br>Buyer<br>[Single<br>Point<br>Agencies<br>Private<br>Limited ]   |   |              | <br>25/04/2016   |
| 2.8    | Mr Manoj Dalmia 3B,<br>Ram Mohan Mullick<br>Garden Lane,, Flat No:<br>10 SA, P.O:- Beliaghata,<br>P.S:- Beliaghata,<br>District:-South 24-<br>Parganas, West Bengal,<br>India, PIN - 700010 | Represent<br>ative of<br>Buyer<br>[Single<br>Point<br>Commosal<br>e Private<br>Limited ] |   |              | <br>25/04/2016   |
| 2.9    | Mr Manoj Dalmia 3B,<br>Ram Mohan Mullick<br>Garden Lane,, Flat No:<br>10 SA, P.O:- Beliaghata,<br>P.S:- Beliaghata,<br>District:-South 24-<br>Parganas, West Bengal,<br>India, PIN - 700010 | Represent<br>ative of<br>Buyer<br>[Single<br>Point<br>Merchants<br>Private<br>Limited ]  |   |              | <br>25/04/2016  |
| 2.10   | Mr Manoj Dalmia 3B,<br>Ram Mohan Mullick<br>Garden Lane,, Flat No:<br>10 SA, P.O:- Beliaghata,<br>P.S:- Beliaghata,<br>District:-South 24-<br>Parganas, West Bengal,<br>India, PIN - 700010 | Represent<br>ative of<br>Buyer<br>[Single<br>Point<br>Suppliers<br>Private<br>Limited ]  |   |              | <br>25/04/2016 |
| 2.11   | Mr Manoj Dalmia 3B,<br>Ram Mohan Mullick<br>Garden Lane,, Flat No:<br>10 SA, P.O:- Beliaghata,<br>P.S:- Beliaghata,<br>District:-South 24-<br>Parganas, West Bengal,<br>India, PIN - 700010 | Represent<br>ative of<br>Buyer<br>[Utsav<br>Vinimay<br>Private<br>Limited ]              |  |              | <br>25/04/2016 |



**I. Signature of the Person(s) admitting the Execution at Private Residence.**

| SI No. | Name of the Executant  | Category  | Photo   | Finger Print  | Signature with date  |
|--------|--|---|---|---|--|
| 3      | Mrs Ishani Maria Siller<br>63, FRIEDEN STREET,<br>DACHAU, P.O:- Dachau,<br>P.S:- Germany, PIN -<br>85221   | Seller  |    | 2254<br>   | <br>25.04.2016. |
| 4      | Mr Pritish Mario Basu<br>AD-94, Salt Lake City,<br>P.O:- CC Block, P.S:-<br>North Bidhannagar,<br>Bidhannagar, District:-<br>North 24-Parganas,<br>West Bengal, India, PIN<br>- 700064 | Seller  |   |   | <br>25/4/16     |
| SI No. | Name of the Executant  | Category  | Photo   | Finger Print  | Signature with date  |
| 5      | Mrs Priyanka Basu AD-<br>94, Salt Lake City, P.O:-<br>CC Block, P.S:- North<br>Bidhannagar,<br>Bidhannagar, District:-<br>North 24-Parganas,<br>West Bengal, India, PIN<br>- 700064    | Seller  |  | 2252<br> | <br>25/4/16   |
| SI No. | Name of the Executant  | Category  | Photo   | Finger Print  | Signature with date  |
| 6      | Mrs Priyanka Basu AD-<br>94, Salt Lake City, P.O:-<br>CC Block, P.S:- North<br>Bidhannagar,<br>Bidhannagar, District:-<br>North 24-Parganas,<br>West Bengal, India, PIN<br>- 700064    | Represent<br>ative of<br>Seller<br>[Filter<br>Manufactu<br>ring<br>Industries<br>Private<br>Limited ] |   |   | <br>25/4/16   |



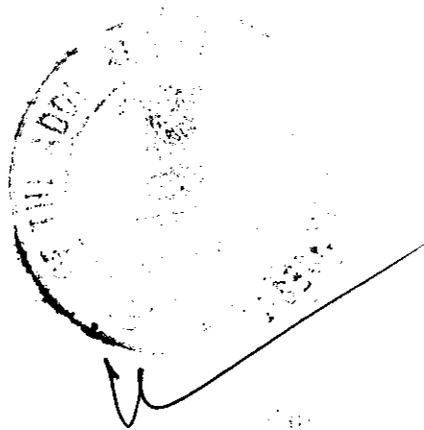
| Sl No. | Name and Address of identifier  | Identifier of  | Signature with date                   |
|--------|---|--|---------------------------------------|
| 1      | Mr Dileep Mahato (Alias Name: Mr Dilip Kumar Mahato)<br>Son of Mr Nathunee Mahato<br>Zava Tola, P.O:- Tariyani Chapra,<br>P.S:- BELSAND, District:-Sitamarhi,<br>Bihar, India, PIN - 843316 | Mr Pritish Mario Basu, Mr Manoj Dalmia, Mrs Ishani Maria Siller, Mr Pritish Mario Basu, Mrs Priyanka Basu, Mrs Priyanka Basu | <i>Dilip Kumar Mahato</i><br>25/04/16 |

(Ashoke Kumar Biswas)

ADDITIONAL REGISTRAR  
OF ASSURANCE

OFFICE OF THE A.R.A. -  
IV KOLKATA

Kolkata, West Bengal



20 12 2010

## Seller, Buyer and Property Details

### A. Seller & Buyer Details

| Presentant Details |   |
|--------------------|---|
| SL No.             | Name and Address of Presentant  |
| 1                  | <p>Mr Manoj Dalmia<br/>                     3B, Ram Mohan Mullick Garden Lane,, Flat No: 10 SA, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010</p> |

| Seller Details |   |
|----------------|---|
| SL No.         | Name, Address, Photo, Finger print and Signature  |
| 1              | <p>Filter Manufacturing Industries Private Limited<br/>                     F-3, Block-GP, Sector-V, Salt Lake City, P.O:- Sech Bhavan, P.S:- Bidhannagar, Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700091 PAN No. AAACF5371Q,; Status : Organization; Represented by representative as given below:-</p>   |
| 1(1)           | <p>Mr Pritish Mario Basu<br/>                     AD-94, Salt Lake City, P.O:- CC Block, P.S:- North Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFNPB6968E,; Status : Representative; Date of Execution : 25/04/2016; Date of Admission : 25/04/2016; Place of Admission of Execution : Pvt. Residence</p>  |
| (2)            | <p>Mrs Priyanka Basu<br/>                     AD-94, Salt Lake City, P.O:- CC Block, P.S:- North Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ATJPB0611J,; Status : Representative; Date of Execution : 25/04/2016; Date of Admission : 25/04/2016; Place of Admission of Execution : Pvt. Residence</p>  |
| 2              | <p>Mrs Ishani Maria Siller<br/>                     Wife of Mr Alexander Siller<br/>                     63, FRIEDEN STREET, DACHAU, P.O:- Dachau, P.S:- Germany, PIN - 85221 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. CYYPS7860L,; Status : Individual; Date of Execution : 25/04/2016; Date of Admission : 25/04/2016; Place of Admission of Execution : Pvt. Residence</p>   |
| 3              | <p>Mr Pritish Mario Basu<br/>                     Son of Late Adrish Basu<br/>                     AD-94, Salt Lake City, P.O:- CC Block, P.S:- North Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFNPB6968E,; Status : Individual; Date of Execution : 25/04/2016; Date of Admission : 25/04/2016; Place of Admission of Execution : Pvt. Residence</p> |



| SL No. | Name, Address, Photo, Finger print and Signature  |
|--------|---|
| 4      | <p>Mrs Priyanka Basu<br/>                     Wife of Mr Pritish Mario Basu<br/>                     AD-94, Salt Lake City, P.O:- CC Block, P.S:- North Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ATJPB0611J,; Status : Individual; Date of Execution : 25/04/2016; Date of Admission : 25/04/2016; Place of Admission of Execution : Pvt. Residence</p> |



| SL No. | Name, Address, Photo, Finger print and Signature  |
|--------|---|
| 1      | <p>Utsav Vinimay Private Limited<br/>                     14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAACU8248B,; Status : Organization</p>             |
| 2      | <p>Godbalaji Merchants Private Limited<br/>                     14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCG5928Q,; Status : Organization</p>       |
| 3      | <p>Haraparbati Commercial Private Limited<br/>                     14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AABCH7019J,; Status : Organization</p>    |
| 4      | <p>Mintoo Garments Private Limited<br/>                     14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCM3146Q,; Status : Organization</p>           |
| 5      | <p>Barsaat Vanijya Private Limited<br/>                     14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCB8666Q,; Status : Organization</p>           |
| 6      | <p>Ganeshyam Traders Private Limited<br/>                     14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCG5998C,; Status : Organization</p>         |
| 7      | <p>Nanu Tradecom Private Limited<br/>                     17, Ganesh Chandra Avenue, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 PAN No. AACCN3273F,; Status : Organization</p>          |
| 8      | <p>Attribute Build Worth Private Limited<br/>                     17, Ganesh Chandra Avenue, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 PAN No. AALCA0701C,; Status : Organization</p>  |
| 9      | <p>Single Point Commosale Private Limited<br/>                     17, Ganesh Chandra Avenue, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 PAN No. AAQCS0064B,; Status : Organization</p> |
| 10     | <p>Single Point Agencies Private Limited<br/>                     17, Ganesh Chandra Avenue, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 PAN No. AAQCS0062H,; Status : Organization</p>  |



| SL No.      | Name, Address, Photo, Finger print and Signature   |
|-------------|--|
| 11          | Single Point Merchants Private Limited<br>17, Ganesh Chandra Avenue, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 PAN No. AAQCS0059Q;; Status : Organization   |
| 12          | Single Point Suppliers Private Limited<br>17, Ganesh Chandra Avenue, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 PAN No. AAQCS0071C,; Status : Organization; Represented by their ( 1-12 ) representative as given below:-  |
| 1-12<br>(1) | Mr Manoj Dalmia<br>3B, Ram Mohan Mullick Garden Lane,, Flat No: 10 SA, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACSPD8505B,; Status : Representative; Date of Execution : 25/04/2016; Date of Admission : 25/04/2016; Place of Admission of Execution : Pvt. Residence |

### B. Identifire Details

| SL No. | Identifier Name & Address   | Identifier of  | Signature |
|--------|---|--|-----------|
| 1      | Mr Dileep Mahato (Alias Name: Mr Dilip Kumar Mahato)<br>Son of Mr Nathunee Mahato<br>Zava Tola, P.O:- Tariyani Chapra, P.S:- BELSAND, District:-Sitamarhi, Bihar, India, PIN - 843316 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, | Mr Pritish Mario Basu, Mr Manoj Dalmia, Mrs Ishani Maria Siller, Mr Pritish Mario Basu, Mrs Priyanka Basu, Mrs Priyanka Basu |           |

### C. Transacted Property Details

| Sch No. | Property Location   | Plot No & Khatian No/ Road Zone         | Area of Land | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details  |
|---------|---|---|--------------|------------------------|----------------------|--|
| L1      | District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Banga Lakshmi ( Dasodrone), Mouza: Dasadrone, Holding No:RGM 8 07 B1 B | LR Plot No:- 209 , LR Khatian No:- 2788 | 99 Dec       | 9,16,00,000/-          | 9,65,50,634/-        | Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 25 Ft., |



**Structure Details**

| Sch No. | Structure Location | Area of Structure | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details  |
|---------|--------------------|-------------------|------------------------|----------------------|--|
| F1      | Floor No: 1        | 1200 Sq Ft.       | 0/-                    |                      | Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete |
| S1      | On Land L1         | 1200 Sq Ft.       | 9,00,000/-             | 9,00,000/-           | Structure Type: Structure  |

**Transfer of Property from Seller to Buyer**

| Sch No. | Name of the Seller                              | Name of the Buyer                      | Transferred Area | Transferred Area in(%) |
|---------|---|--|------------------|------------------------|
| L1      | Filter Manufacturing Industries Private Limited | Utsav Vinimay Private Limited          | 8.25             | 8.33333                |
|         | Filter Manufacturing Industries Private Limited | Godbalaji Merchants Private Limited    | 8.25             | 8.33333                |
|         | Filter Manufacturing Industries Private Limited | Haraparbati Commercial Private Limited | 8.25             | 8.33333                |
|         | Filter Manufacturing Industries Private Limited | Mintoo Garments Private Limited        | 8.25             | 8.33333                |
|         | Filter Manufacturing Industries Private Limited | Barsaat Vanijya Private Limited        | 8.25             | 8.33333                |
|         | Filter Manufacturing Industries Private Limited | Ganeshyam Traders Private Limited      | 8.25             | 8.33333                |
|         | Filter Manufacturing Industries Private Limited | Nanu Tradecom Private Limited          | 8.25             | 8.33333                |
|         | Filter Manufacturing Industries Private Limited | Attribute Build Worth Private Limited  | 8.25             | 8.33333                |
|         | Filter Manufacturing Industries Private Limited | Single Point Commosale Private Limited | 8.25             | 8.33333                |
|         | Filter Manufacturing Industries Private Limited | Single Point Agencies Private Limited  | 8.25             | 8.33333                |
|         | Filter Manufacturing Industries Private Limited | Single Point Merchants Private Limited | 8.25             | 8.33333                |
|         | Filter Manufacturing Industries Private Limited | Single Point Suppliers Private Limited | 8.25             | 8.33333                |

**Transfer of Property from Seller to Buyer**

| Sch No. | Name of the Seller | Name of the Buyer | Transferred Area | Transferred Area in(%) |
|---------|--------------------|-------------------|------------------|------------------------|
|         |                    |                   |                  |                        |



| Sch No. | Name of the Seller                              | Name of the Buyer                      | Transferred Area | Transferred Area in(%) |
|---------|---|--|------------------|------------------------|
| S1      | Filter Manufacturing Industries Private Limited | Attribute Build Worth Private Limited  | 100 Sq Ft        | 8.33333                |
|         | Filter Manufacturing Industries Private Limited | Barsaat Vanijya Private Limited        | 100 Sq Ft        | 8.33333                |
|         | Filter Manufacturing Industries Private Limited | Ganeshyam Traders Private Limited      | 100 Sq Ft        | 8.33333                |
|         | Filter Manufacturing Industries Private Limited | Godbalaji Merchants Private Limited    | 100 Sq Ft        | 8.33333                |
|         | Filter Manufacturing Industries Private Limited | Haraparbati Commercial Private Limited | 100 Sq Ft        | 8.33333                |
|         | Filter Manufacturing Industries Private Limited | Mintoo Garments Private Limited        | 100 Sq Ft        | 8.33333                |
|         | Filter Manufacturing Industries Private Limited | Nanu Tradecom Private Limited          | 100 Sq Ft        | 8.33333                |
|         | Filter Manufacturing Industries Private Limited | Single Point Agencies Private Limited  | 100 Sq Ft        | 8.33333                |
|         | Filter Manufacturing Industries Private Limited | Single Point Commosale Private Limited | 100 Sq Ft        | 8.33333                |
|         | Filter Manufacturing Industries Private Limited | Single Point Merchants Private Limited | 100 Sq Ft        | 8.33333                |
|         | Filter Manufacturing Industries Private Limited | Single Point Suppliers Private Limited | 100 Sq Ft        | 8.33333                |
|         | Filter Manufacturing Industries Private Limited | Utsav Vinimay Private Limited          | 100 Sq Ft        | 8.33333                |

#### D. Applicant Details

|                    |  |
|--------------------|--|
| Applicant's Name   | Utsav Vinimay Private Limited  |
| Address            | 14 N. S. Road, 4th Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001 |
| Applicant's Status | Buyer/Claimant   |



Office of the A.R.A. - IV KOLKATA, District: Kolkata  
Endorsement For Deed Number : I - 190403929 / 2016

|                    |                            |                      |                   |
|--------------------|----------------------------|----------------------|-------------------|
| Query No/Year      | 19040000537801/2016        | Serial no/Year       | 1904003545 / 2016 |
| Deed No/Year       | I - 190403929 / 2016       |                      |                   |
| Transaction        | [0101] Sale, Sale Document |                      |                   |
| Name of Presentant | Mr Manoj Dalmia            | Presented At         | Private Residence |
| Date of Execution  | 25-04-2016                 | Date of Presentation | 25-04-2016        |

Remarks

Presented for registration at 16:55 hrs on : 25/04/2016, at the Private residence by Mr Manoj Dalmia ,

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 9,74,50,634/-

Execution is admitted on 25/04/2016 by

Mrs Ishani Maria Siller, Wife of Mr Alexander Siller, 63, FRIEDEN STREET, DACHAU, P.O: Dachau, Germany, PIN - 85221, By caste Hindu, By Profession Others  
Indetified by Mr Dileep Mahato, Alias Mr Dilip Kumar Mahato, Son of Mr Nathunee Mahato, Zava Tola, P.O: Tariyani Chapra, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843316, By caste Hindu, By Profession Private Service

Execution is admitted on 25/04/2016 by

Mr Pritish Mario Basu, Son of Late Adrish Basu, AD-94, Salt Lake City, P.O: CC Block, Thana: North Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By Profession Business  
Indetified by Mr Dileep Mahato, Alias Mr Dilip Kumar Mahato, Son of Mr Nathunee Mahato, Zava Tola, P.O: Tariyani Chapra, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843316, By caste Hindu, By Profession Private Service

Execution is admitted on 25/04/2016 by

Mrs Priyanka Basu, Wife of Mr Pritish Mario Basu, AD-94, Salt Lake City, P.O: CC Block, Thana: North Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By Profession House wife  
Indetified by Mr Dileep Mahato, Alias Mr Dilip Kumar Mahato, Son of Mr Nathunee Mahato, Zava Tola, P.O: Tariyani Chapra, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843316, By caste Hindu, By Profession Private Service



Execution is admitted on 25/04/2016 by

Mr Pritish Mario Basu Director, Filter Manufacturing Industries Private Limited, F-3, Block-GP, Sector-V, Salt Lake City, P.O:- Sech Bhavan, P.S:- Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Mr Pritish Mario Basu, Son of Late Adrish Basu, AD-94, Salt Lake City, P.O: CC Block, Thana: North Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By profession Business

Indetified by Mr Dileep Mahato, Alias Mr Dilip Kumar Mahato, Son of Mr Nathunee Mahato, Zava Tola, P.O: Tariyani Chapra, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843316, By caste Hindu, By Profession Private Service

Execution is admitted on 25/04/2016 by

1. Mr Manoj Dalmia Authorised Signatory, Utsav Vinimay Private Limited, 14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr Manoj Dalmia, Son of Mr Sheo Kumar Dalmia, 3B, Ram Mohan Mullick Garden Lane,, Flat No: 10 SA, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, By caste Hindu, By profession Business

2. Mr Manoj Dalmia Authorised Signatory, Godbalaji Merchants Private Limited, 14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr Manoj Dalmia, Son of Mr Sheo Kumar Dalmia, 3B, Ram Mohan Mullick Garden Lane,, Flat No: 10 SA, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, By caste Hindu, By profession Business

3. Mr Manoj Dalmia Authorised Signatory, Haraparbati Commercial Private Limited, 14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr Manoj Dalmia, Son of Mr Sheo Kumar Dalmia, 3B, Ram Mohan Mullick Garden Lane,, Flat No: 10 SA, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, By caste Hindu, By profession Business

4. Mr Manoj Dalmia Authorised Signatory, Minto Garments Private Limited, 14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr Manoj Dalmia, Son of Mr Sheo Kumar Dalmia, 3B, Ram Mohan Mullick Garden Lane,, Flat No: 10 SA, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, By caste Hindu, By profession Business

5. Mr Manoj Dalmia Authorised Signatory, Barsaat Vanijya Private Limited, 14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr Manoj Dalmia, Son of Mr Sheo Kumar Dalmia, 3B, Ram Mohan Mullick Garden Lane,, Flat No: 10 SA, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, By caste Hindu, By profession Business

6. Mr Manoj Dalmia Authorised Signatory, Ganeshyam Traders Private Limited, 14 N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr Manoj Dalmia, Son of Mr Sheo Kumar Dalmia, 3B, Ram Mohan Mullick Garden Lane,, Flat No: 10 SA, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, By caste Hindu, By profession Business

7. Mr Manoj Dalmia Authorised Signatory, Nanu Tradecom Private Limited, 17, Ganesh Chandra Avenue, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 Mr Manoj Dalmia, Son of Mr Sheo Kumar Dalmia, 3B, Ram Mohan Mullick Garden Lane,, Flat No: 10 SA, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, By caste Hindu, By profession Business



8. Mr Manoj Dalmia Authorised Signatory, Attribute Build Worth Private Limited, 17, Ganesh Chandra Avenue, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 Mr Manoj Dalmia, Son of Mr Sheo Kumar Dalmia, 3B, Ram Mohan Mullick Garden Lane,, Flat No: 10 SA, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, By caste Hindu, By profession Business

9. Mr Manoj Dalmia Authorised Signatory, Single Point Commosale Private Limited, 17, Ganesh Chandra Avenue, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 Mr Manoj Dalmia, Son of Mr Sheo Kumar Dalmia, 3B, Ram Mohan Mullick Garden Lane,, Flat No: 10 SA, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, By caste Hindu, By profession Business

10. Mr Manoj Dalmia Authorised Signatory, Single Point Agencies Private Limited, 17, Ganesh Chandra Avenue, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 Mr Manoj Dalmia, Son of Mr Sheo Kumar Dalmia, 3B, Ram Mohan Mullick Garden Lane,, Flat No: 10 SA, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, By caste Hindu, By profession Business

11. Mr Manoj Dalmia Authorised Signatory, Single Point Merchants Private Limited, 17, Ganesh Chandra Avenue, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 Mr Manoj Dalmia, Son of Mr Sheo Kumar Dalmia, 3B, Ram Mohan Mullick Garden Lane,, Flat No: 10 SA, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, By caste Hindu, By profession Business

12. Mr Manoj Dalmia Authorised Signatory, Single Point Suppliers Private Limited, 17, Ganesh Chandra Avenue, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 Mr Manoj Dalmia, Son of Mr Sheo Kumar Dalmia, 3B, Ram Mohan Mullick Garden Lane,, Flat No: 10 SA, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, By caste Hindu, By profession Business

Indetified by Mr Dileep Mahato, Alias Mr Dilip Kumar Mahato, Son of Mr Nathunee Mahato, Zava Tola, P.O: Tariyani Chapra, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843316, By caste Hindu, By Profession Private Service

Admission of Execution Under Section 34, W.B. Registration Rules, 1973 (Eqn. 34/1973)

Execution is admitted on 25/04/2016 by

Mrs Priyanka Basu Director, Filter Manufacturing Industries Private Limited, F-3, Block-GP, Sector-V, Salt Lake City, P.O:- Sech Bhavan, P.S:- Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Mrs Priyanka Basu, Daughter of Mr Pritish Mario Basu, AD-94, Salt Lake City, P.O: CC Block, Thana: North Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By profession House wife

Indetified by Mr Dileep Mahato, Alias Mr Dilip Kumar Mahato, Son of Mr Nathunee Mahato, Zava Tola, P.O: Tariyani Chapra, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843316, By caste Hindu, By Profession Private Service

(Asit Kumar Joarder)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal



**Payment of Registration Fees**

Certified that required Registration Fees payable for this document is Rs 10,72,048/- ( A(1) = Rs 10,71,950/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,72,048/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 10,72,048/- is paid, by online on 25/04/2016 3:48AM with Govt. Ref. No. 192016170002331721 on 25-04-2016, Bank: HDFC Bank ( HDFC0000014), Ref. No. 221839952 on 25/04/2016, Head of Account 0030-03-104-001-16

**Admissibility under Rule 21 of West Bengal Registration Rule, 1962**

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 68,21,564/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 68,21,464/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 68,21,464/- is paid, by online on 25/04/2016 3:48AM with Govt. Ref. No. 192016170002331721 on 25-04-2016, Bank: HDFC Bank ( HDFC0000014), Ref. No. 221839952 on 25/04/2016, Head of Account 0030-02-103-003-02

**Description of Stamp**

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 8310, Purchased on 19/04/2016, Vendor named S MUKHERJEE.



(Asit Kumar Joarder)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 144623 to 144668

being No 190403929 for the year 2016.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.04.28 17:15:38 +05:30  
Reason: Digital Signing of Deed.

*Al*

(Asit Kumar Joarder) 28-04-2016 17:15:37  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)





DATED THIS 25<sup>th</sup> DAY OF APRIL 2016

BETWEEN

FILTER MANUFACTURING INDUSTRIES  
PRIVATE LIMITED

...FIRST VENDOR

AND

ISHANI MARIA SILLER

...SECOND VENDOR

AND

PRITISH MARIO BASU & ANR.

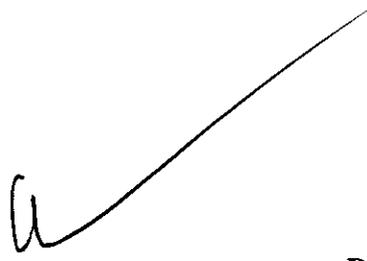
...THIRD VENDOR

AND

UTSAV VINIMAY PRIVATE LIMITED &  
ORS.

... PURCHASERS

CONVEYANCE

A handwritten signature in black ink, consisting of a stylized cursive letter 'a' followed by a long horizontal stroke that tapers to the right.

**DSP LAW ASSOCIATES**

**Advocates**

**4D, NICCO HOUSE**

**1B & 2, HARE STREET**

**KOLKATA-700001.**