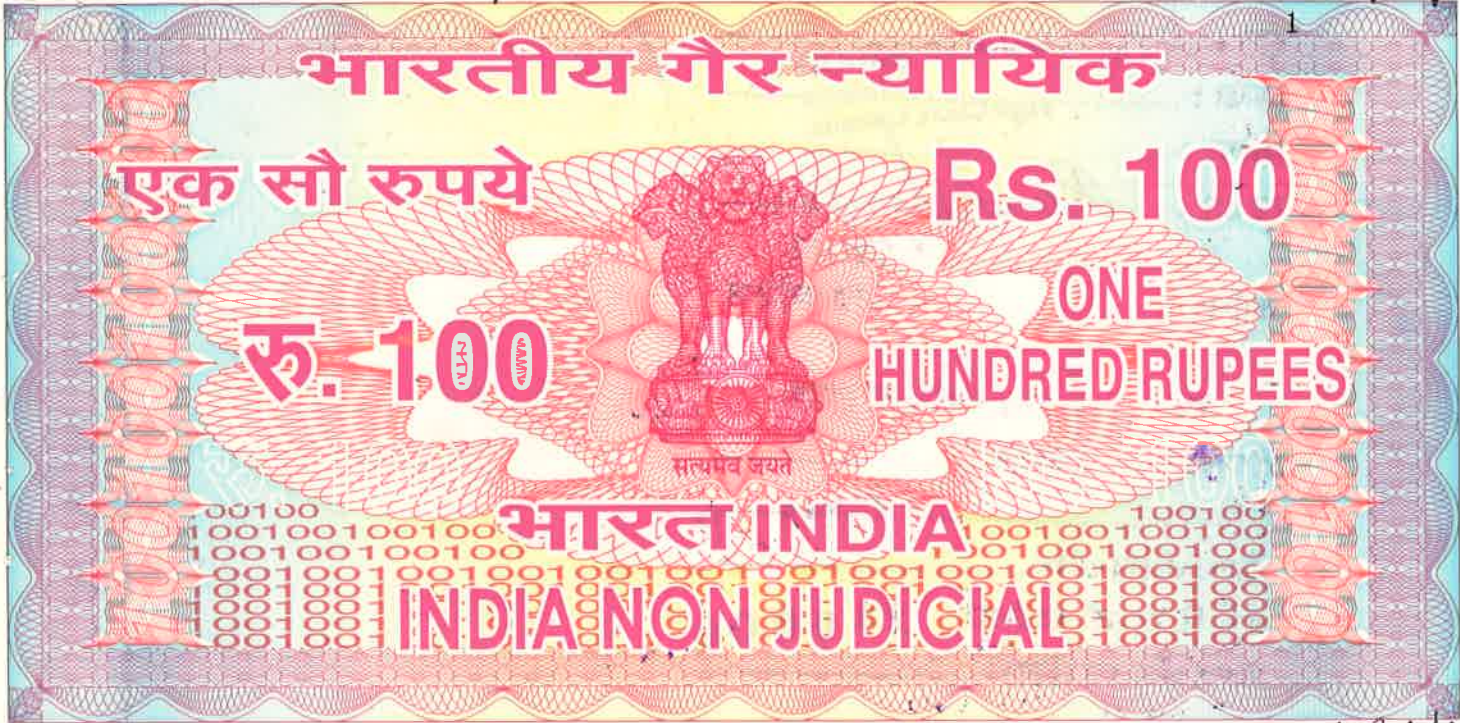


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

QNO 398096/17
MV. 48E3588

[Signature]
Additional Registrar
of Assurances-I, Kolkata

29 MAR 2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 25th day of March, 2017
(Two Thousand Seventeen) of the Christian Era,

BETWEEN

2000/-
7500/-
15000/-

ক্রমিক নং: 587/ তারিখ: 23/3/17

স্বাক্ষর: SANKAR SAHOO

পেশা: Advocate
High Court, Calcutta

স্বাক্ষর: Ranjita Pal

নাম: Ranjita Pal

কাম: আদালতের অফিস

ভেদে: রঞ্জিতা পাল

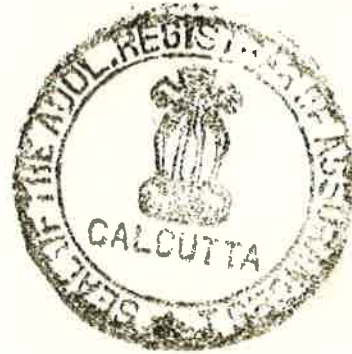
স্বাক্ষর: Ranjita Pal

টি ডি নং: 42 MAR 2017

স্ট্যাম্প: 240000

এ টি. ডি. নং মোট কত টাকার

স্ট্যাম্প খরিদ করা হইরাছে।



ADDITIONAL REGISTRAR
OF ASSURANCES
25 MAR 2017

SYNDICATE PLAZA PRIVATE LIMITED, (CIN: U45400WB2008PTC124824 and Income-tax PAN: AALCS8283M), a company within the meaning of the Companies Act 2013, having its registered office at 'Hitech Chamber', 84/1B, Topsia Road South, 2nd Floor, Suite No. 2A, Kolkata – 700046, P.O. Gobinda Khatick Road, P.S. Topsia, represented by its authorised signatory Shri **Anand Todi**, (Income-tax PAN: ABSPT2026Q), son of Salwar Mal Todi, a citizen of India, by faith Hindu, by occupation Service, residing at AE-79, Sector-1, Salt Lake City, Kolkata - 700064, P.O. Bidhannagar CC Block, P.S. Bidhannagar North, duly authorised by the Board of Directors of the Company vide its resolution dated 17th March 2017, hereinafter referred to as the "**VENDOR**" (which expression shall where the context so admits include its successors-in-interest and assigns) of the **FIRST PART**.

AND

SHAKAMBHARI ISPAT & POWER LIMITED, (CIN: U27109WB2001PLC093869 and Income-tax PAN: AADCM1189L), a company within the meaning of the Companies Act 2013, having its registered office at Diamond Prestige, 41A Acharya Jagadish Chandra Bose Road, 8th Floor, Room No. 801, Kolkata – 700017, P.O. Circus Avenue P.S. Shakespeare Sarani represented by its authorised signatory Shri MRITYUNJOY KARMAKAR, (Income-tax PAN: BCSPK5585R), son of SHYAMAL KARMAKAR, a citizen of India, by faith Hindu, by occupation Business, residing at 55/3, BANSDRONI PARK, KOLKATA -700070, P.O. BANSDRONI, P.S. REGENT PARK, duly authorised by the Board of Directors of the Company vide its resolution dated 10TH March 2017, hereinafter referred to as the "**CONFIRMING PARTY**" (which expression shall where the context so admits include its successors-in-interest and assigns) of the **SECOND PART**,

AND

INDRANUJ BUILDERS Pvt Ltd, (CIN U70109WB2016PTC217979 and PAN AAECI2831C), a company within the meaning of the Companies Act 2013, having its registered office at 1 KHUDIRAM BOSE SARANI KOLKATA Kolkata WB 700080 IN, P.O. Mall Road P.S. Dum Dum represented by its authorised signatory Shri **Santosh Samanta**, (Income-tax PAN: BMEPS3612P), son of Shripati Samanta, a citizen of India,



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ADDITIONAL REGISTRAR
OF ASSURANCE, CALCUTTA
25 MAR 2016

by faith Hindu, by occupation Business, residing at Village BILCHAULDA, PO CHOREPALIA, PS EGRA, District : Purba Medinipur Pin 721448, duly authorised by the Board of Directors of the Company vide its resolution dated 15th March 2017, hereinafter referred to as the "**PURCHASER**" (which expression shall where the context so admits include its successors-in-interest and assigns) of the **THIRD PART**:

WHEREAS:

- A. By a Deed of Conveyance dated 09th day of February, 1963 executed by the Administrator General, West Bengal, pursuant to a decree dated 11th August, 1958 by the Hon'ble High Court at Calcutta, and registered at the Calcutta Registration Office in Book No. I, Volume No. 39, Pages 52 to 63, Being No. 809 for the year 1963, transferred and conveyed unto Sankar Kumar Chatterjee **All That** the premises No. 56, Syed Amir Ali Avenue, Calcutta, containing an area of 22 Cottahs 13 Chittacks 9 Sq.ft., more or less.
- B. By a Deed of Lease dated 29th April, 1963 made between the said Sankar Kumar Chatterjee and M/s Burmah Shell Oil Storage & Distributing Company of India Limited (hereinafter for the sake of brevity referred to as **Burmah Shell**) and duly registered with the Registrar of Assurances, Calcutta in Book No. I, Volume No. 75, Pages 245 to 255 Being No. 2546 for the year 1963, said Sankar Kumar Chatterjee demised a portion of the said premises No. 56, Syed Amir Ali Avenue, Calcutta, measuring an area of 18 Cottahs 13 Chittacks 9 sq.ft., more or less, together with the structures thereat, which is subsequently renumbered as premises No. 56A, Syed Amir Ali Avenue, on lease unto the said Burmah Shell for a period of 20 years with an option for renewal thereof for further period of 20 years.
- C. By another Deed of Lease dated 10th day of June 1969 duly registered with the Registrar of Assurances, Calcutta in Book No. I, Volume No. 129, Pages 224 to 231 Being No. 3851 for the year 1969, said Sankar Kumar Chatterjee demised the remaining portion of the said premises No. 56 Syed Amir Ali Avenue, Calcutta, which is subsequently renumbered as premises No. 56B, Syed Amir Ali Avenue, unto the said Burmah Shell initially for a period of 15 years 5 months



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GOVERNMENT OF WEST BENGAL
CALCUTTA
25 MAR 2017

commencing from 1st day of December 1968 with an option for renewal thereof for a period of 20 years.

- D. The term of the Lease Deed executed by said Sankar Kumar Chatterjee in respect of 56A, Syed Amir Ali Avenue, Calcutta ended on 30th April, 2003 by efflux of time and the Lease granted by the said Sankar Kumar Chatterjee in respect of 56B, Syed Amir Ali Avenue, Calcutta ended on 30th April, 2004.
- E. Meanwhile, by an enactment vide Burmah Shell Acquisition & Undertakings of Burmah Shell Oil Storage & Distribution of India Act 1976, the Central Government took over the entire undertakings of the Burmah Shell including the said leases and thereafter Bharat Petroleum Corporation Limited, a Government Company, has stepped into the shoes of original lessee, took over all rights, assets, obligations and liabilities on and from 24th January, 1976.
- F. Said Sankar Kumar Chatterjee died intestate on 09th January, 1988 leaving his wife Smt. Mira Chatterjee as his only heiress and legal representative under the Hindu Succession Act, 1956.
- G. By a Deed of Conveyance dated 16th day of June, 2003 made between said Smt. Mira Chatterjee, therein referred to as the Vendor of the One Part and Aarvee Finvest Private Ltd., therein referred to as the Purchaser of the Other Part, duly registered with the Additional Registrar of Assurances-I, Kolkata, in Book No. I Volume No. 1 Pages 1 to 35 Being No. 1261 for the year 2006, said Smt. Mira Chatterjee, for the consideration therein mentioned sold, transferred and conveyed unto the said Aarvee Finvest Private Ltd. **All Those** the premises Nos. 56A and 56B, Syed Amir Ali Avenue, Kolkata (formerly known and numbered as premises No. 56, Syed Amir Ali Avenue, Calcutta), measuring an area of 22 Cottahs 13 Chittacks 9 Sq.ft. together with the structures, buildings and garages situated thereon, morefully described in the Schedule thereunder and also in the **First Schedule** hereunder written and hereinafter referred to as the '**Said Premises**' subject to occupation thereof by the said Bharat Petroleum



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REGISTRAR OF COMPANIES
CALCUTTA
25 MAR 2017

Corporation Limited but otherwise free from all encumbrances charges claims demands and liabilities whatsoever.

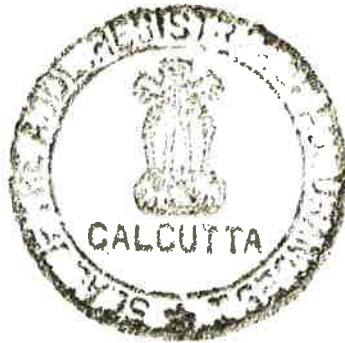
- H. On expiry of the said Leases and on failure of the lessee to vacate the Said Premises, said Aarvee Finvest Private Ltd. filed two separate suits in the Court of the 1st Civil Judge (Sr. Division) Alipore against the said Bharat Petroleum Corporation Limited for ejection and other relief.
- I. By a Deed of Conveyance dated 14th day of August, 2008 made between said Aarvee Finvest Private Limited, therein referred to as the Vendor of the One Part and Syndicate Plaza Private Limited, therein referred to as the Purchaser of the Other Part, duly registered with the District Sub-Registrar-III, Alipore, South 24 Parganas, in Book - I, CD Volume No. 17, Pages from 8550 to 8579 Being No. 07550 for the year 2014, said Aarvee Finvest Private Limited, for the consideration therein mentioned sold, transferred and conveyed unto the said Syndicate Plaza Private Limited **All Those** the premises Nos. 56A and 56B, Syed Amir Ali Avenue, Kolkata, together with the structures, buildings and garages, etc. situated thereon, morefully described in the Schedule thereunder and also in the First Schedule hereunder written subject to occupation thereof by the said Bharat Petroleum Corporation Limited and the said pending litigation but otherwise free from all encumbrances charges claims demands and liabilities whatsoever.
- J. Since then after protracted litigation and as per direction of the Court, said Bharat Petroleum Corporation Limited vacated the Said Premises on its entirety and consequently the Vendor herein is now in exclusive vacant possession of the Said Premises free from all litigation.
- K. Said premises No. 56A, Syed Amir Ali Avenue and No. 56B, Syed Amir Ali Avenue, Kolkata has since been amalgamated and upon amalgamation the said entire premises has been renumbered as municipal premises No. 56A, Syed Amir Ali Avenue, Kolkata.
- L. In the event as recited hereinbefore, Syndicate Plaza Private Limited, the Vendor herein, become the absolute owner of and/or otherwise well and sufficiently



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ADDITIONAL REGISTRAR
OF ASSURANCES-I, CALCUTTA
25 MAR 2017

entitled to the said amalgamated premises No. 56A, Syed Amir Ali Avenue, Kolkata, morefully and particularly described in the **First Schedule** hereunder written and hereinafter referred to as the '**Said Premises**'.

- M. Meanwhile on an application caused to be submitted in the name of said Aarvee Finvest Private Limited for the purpose of construction erection and completion of a new residential building at the Said Premises consisting of ground plus sixteen upper floors, the Kolkata Municipal Corporation has sanctioned a building plan being Building Permit No. 2012080153 dated 21.12.2012 (hereinafter referred to as the **Said Plan**).
- N. By an Agreement dated 27th day of November, 2013 made between the Syndicate Plaza Private Limited, the Vendor herein, therein referred to as the Owner of the One Part and the Saltee Infrastructure Limited, hereinafter referred to as the Builder and therein also referred to as the Builder of the Other Part, the Vendor herein has exclusively appointed the said Builder for construction and completion of a residential building at the Said Premises in accordance with the Said Plan at and for the consideration and other terms and conditions therein mentioned. However, save and except the preliminary piling and foundation work, no structural and other construction work above the ground level has yet been commenced by the Builder at the Said Premises.
- O. By a Deed of Conveyance dated 08th day of May 2015 made between Syndicate Plaza Private Limited, the Vendor herein, therein referred to as the Owner of the One Part and Chitraksha Construction Private Limited, therein referred to as the Purchaser of the Other Part and duly registered in the office of Addl Registrar of Assurances I, at Kolkata and recorded in Book - I, Volume No. 1901-2015, Pages from 23939 to 23960 Being No. 190104916 for the year 2015, the Vendor herein at and for the consideration and other terms and conditions therein mentioned sold transferred and conveyed unto the said Chitraksha Construction Private Limited **All That** the 6.69% undivided indivisible impartible variable share in Said Premises, morefully and particularly described in the Second Schedule




ADDITIONAL REGISTRAR
OF ASSURANCE, CALCUTTA
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thereunder written, leaving balance 93.31% undivided share or interest in the Said Premises with the Vendor herein.

- P. Since then the said Builder in consultation with the Vendor has caused a fresh building plan prepared by the Architect, which consists of basement, ground and fourteen upper floors at the Said Premises, in which basement is to be used as parking areas, ground and first floors are to be used for commercial use and upper floors consisting partly duplex flats and partly two units at each floors would be for residential use capable of being held and/or enjoyed independent of each other as self-contained flats/ units/ apartments/ constructed spaces; said modified and new building plan is awaiting sanction by the Kolkata Municipal Corporation.
- Q. Prior thereto, by an Agreement dated 2nd February 2011 made between the Syndicate Plaza Private Limited, the Vendor herein therein referred to as the Seller of the One Part and the Shakambhari Ispat & Power Limited, the Confirming Party herein therein referred to as the Purchaser of the Other Part, the Vendor agreed to sell and transfer unto and in favour of the said Shakambhari Ispat & Power Limited All That the said premises Nos. 56A and 56B, Syed Amir Ali Avenue, Kolkata, together with the structures, buildings, etc. situated thereon for the consideration and on the terms and conditions contained and recorded therein (hereinafter called the **Said Agreement**).
- R. Disputes and differences having arisen between the Vendor and the Confirming Party herein, the Confirming Party has referred the disputes that has arisen in respect of the Said Agreement for adjudication by Ms. Noelle Banerjee, Bar-at-Law, the sole arbitrator named in the Said Agreement, *inter-alia*, for specific performance of the Said Agreement and for other consequential reliefs.
- S. By the Final Award dated 15th November, 2016 made and published by the said Ms. Noelle Banerjee, Bar-at-Law, Sole Arbitrator in the said arbitration proceedings, awarded that the claimant Shakambhari Ispat & Power Limited, the Confirming Party herein, shall pay the amount specified therein to the Syndicate Plaza Private Limited, the respondent therein, within sixty days from the date of said award for sale/transfer of the remaining 93.31% undivided share or interest in the Said Premises unto and in favour of the said Shakambhari Ispat & Power



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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 MAR 2017

Limited, the Confirming Party herein, and/or its nominee or nominees and thereafter the said the Syndicate Plaza Private Limited, the respondent therein and the Vendor herein shall execute and register the deed or deeds of conveyance transferring the said remaining 93.31% undivided share or interest in the said Premises to the claimant Shakambhari Ispat & Power Limited, the Confirming Party herein, and/or its nominee or nominees in such part or parts as the Confirming Party may require.

- T. By and under the said Final Award it has been further provided that in the event of the Vendor failing to execute the deed of conveyance in favour of the Confirming Party or its nominee or nominees, then in that event the Confirming Party is entitled to approach Mr. Dipak Dey, Advocate, who would execute and register the deed(s) of transfer/conveyance for and on behalf of and in the name of the said Vendor in favour of the Confirming Party herein and/or its nominee or nominees.
- U. The entirety of the consideration amount payable for the said remaining 93.31% undivided share or interest in the Said Premises pursuant to the said Final Award has since been duly paid by the Confirming Party to the Vendor.
- V. By an Agreement entered into between the Confirming Party and the Purchaser herein, the Confirming Party has agreed to nominate the Purchaser for acquiring **3.47%** undivided impartible share into or upon the Said Premises (hereinafter referred to as "**Undivided Share**") such undivided share being attributable to a particular unit ultimately intended to be owned by the Purchaser for consideration and on the terms and conditions contained and recorded in the said Agreement (hereinafter called the **Said Sale Agreement**).
- W. The total consideration amount for the said 93.31% undivided share or interest in the Said Premises paid by the Confirming Party to the Vendor pursuant to the Final Award dated 15th November 2016 mentioned hereinabove has been proportionately divided and accordingly the **3.47%** undivided share of the



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25 MAR 2017

Purchaser has been determined at Rs. 7,86,523/- (Rupees Seven Lakh Eighty Six Thousand Five Hundred Twenty Three) only and the Confirming Party has now requested the Vendor to sell transfer and convey All That the said **3.47%** undivided part of share in the Said Premises unto and in favour of the Purchaser.

NOW THIS DEED OF CONVEYANCE WITNESSETH as follows:-

- I.** In pursuance of the aforesaid Agreement and in consideration of the premises herein before recited and in further consideration of a sum of Rs. 48,50,000/- (Rupees Forty Eight Lakh Fifty Thousand only) paid by the Purchaser to the Confirming Party on or before the execution of these presents (the receipt whereof the Confirming Party doth hereby admit and acknowledge and of and from the payment of the same and every part thereof forever acquit release and discharge the Purchaser) and which amount includes the reimbursements of the proportionate consideration amount of Rs. 7,86,523/- (Rupees Seven Lakh Eighty Six Thousand Five Hundred Twenty Three only) paid earlier by the Confirming Party to the Vendor pursuant to the said Final Award dated 15th November, 2016 AND in further consideration of nomination of the Purchaser by the Confirming Party in its place and stead in respect of the said undivided share in the Said Premises, the Vendor with the consent and concurrence of the Confirming Party herein doth hereby grant convey assure and assign unto and in favour of the Purchaser **All That** the **3.47%** undivided indivisible impartible variable share in **All That** the land and hereditaments known as premises No. 56A, Syed Amir Ali Avenue, Kolkata (formerly known and numbered as Nos. 56A and 56B, Syed Amir Ali Avenue, Calcutta) containing by admeasurement 1,526.76 Square Metres equivalent to 1 Bigha 2 Cottahs 13 Chittacks and 9 square feet (more or less), morefully and particularly described in the **Second Schedule** hereunder written and hereinafter for the sake of brevity referred to as the "**Undivided Share**" and such Undivided Share being attributable to a particular unit in the building caused to be erected and constructed by the Purchaser through the said Builder at the Said Premises (hereinafter referred to as the **Said Unit**) **AND** all the estate right title interest property claim and demand whatsoever both at law and in equity of the Vendor and the Confirming Party into and upon the said Undivided Share or any part thereof **AND** the reversion or reversions remainder or remainders **AND** the rent issues and profits



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SECRETARY
GOVERNMENT OF WEST BENGAL
25 MAR 2017

thereof **TO HAVE AND TO HOLD** the said Undivided Share or any part thereof hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use and benefit of the Purchaser absolutely and forever free from all encumbrances and liabilities whatsoever **SUBJECT NEVERTHELESS TO** the Purchaser's covenants and agreements hereunder contained and on the part of the Purchaser to be observed fulfilled and performed **AND ALSO SUBJECT** to the Purchaser having agreed to hold the said Undivided Share subject to such terms and conditions as may be agreed by and between the said Builder and the Purchaser herein relating to construction of the building at the Said Premises and/or construction of the Said Unit attributable to the said Undivided Share and such rules and regulations which may be framed by the said Builder relating to the said Undivided Share and/or various other owners of the undivided share of land in the Said Premises.

II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows:-

- (a) That notwithstanding any act deed matter or thing whatsoever heretofore done committed or knowingly suffered by the Vendor to the contrary the Vendor is lawfully and absolutely seised and possessed of or otherwise well and sufficiently entitled to All That the Undivided Share hereby sold granted transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances whatsoever.
- (b) That the Vendor has good right full power and absolute and indefeasible authority to sell grant transfer and convey the said Undivided Share and every part thereof unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.
- (c) That the Purchaser observing, performing, fulfilling and discharging all the responsibilities covenanted herein and in the Said Sale Agreement, it shall be lawful for the Purchaser at all times hereafter peaceably and quietly enter into and upon and hold occupy and enjoy the said Undivided Share and receive the rents issues and profits thereof without any lawful eviction interruption hindrance disturbance claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully or equitably



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ADDITIONAL REGISTRAR
OF ASSURANCES
25 MAR 2017

claiming any estate right title and interest from under or in trust for it or from or under any of its predecessors in title.

- (d) That, subject to the provisions hereinafter contained, the Vendor and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the Undivided Share shall and will from time to time and all times hereafter at the request and cost of the Purchaser do make acknowledgement and execute or cause to be done made acknowledge and executed all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better and more perfectly assuring the Undivided Share hereby granted sold conveyed and transferred unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

II. AND THE PURCHASER DOTH HEREBY COVENANT WITH THE VENDOR as follows:-

- (a) That the Purchaser so as to bind itself to the Vendor and the other co-owners and so that this covenant shall be for the benefit of the building and the other units to be constructed thereon and every part thereof hereby covenants with the Vendor and with all the other co-owners that the Purchaser and all other persons deriving title under it will at all times hereafter observe the terms conditions covenants restrictions set-forth herein and also in the Said Sale Agreement.
- (b) That the Purchaser shall hold the Undivided Share and the Said Unit subject to the restrictions rules and regulations contained in the Said Sale Agreement.
- (c) That the said Undivided Share shall always remain indivisible and impartible.
- (d) That notwithstanding anything elsewhere to the contrary herein contained it is expressly agreed and understood that the Vendor and/or the said Builder (as per arrangement between themselves) shall be exclusively entitled to all future horizontal and vertical exploitation of the building to be constructed at the Said Premises including by way of raising further storey or stories on the roof for the time being of the said



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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 MAR 2017

building and to do all acts deeds and things and make all alterations and connections as be deemed to be expedient to make such area and constructions tenantable and to use, enjoy, hold and/or sell transfer the same to any person on such terms and condition as the Vendor and/or the said Builder (as per arrangement between themselves) in their absolute discretion may think fit and proper and the undivided share of the Purchaser in the common areas and facilities including the undivided variable impartible share of the Purchaser in the land comprised at the Said Premises and attributable to the Said Unit shall also stand reduced owing to such construction but the Purchaser shall not be entitled to raise any objection or dispute (notwithstanding any inconvenience or difficulty that the Purchaser may be subjected to) nor to claim refund or reduction of the consideration and other amounts payable by the Purchaser hereunder nor to claim any amount or consideration from the Vendor and/or the said Builder on account thereof and furthermore the Purchaser shall fully co-operate with the Vendor and the said Builder and sign execute and submit all affidavits, declarations, power, authorities, no objections, consents etc., as may be required by the Vendor and/or the said Builder.

THE FIRST SCHEDULE ABOVE REFERRED TO

(**'Said Premises'**)

ALL THAT the messuages land and hereditaments known as premises No. 56A, Syed Amir Ali Avenue, Kolkata – 700017 (formerly known and numbered as Nos. 56A and 56B, Syed Amir Ali Avenue, Calcutta) lying within the Municipal limits of Kolkata in Ward No. 69 under Borough VIII, containing by admeasurement 1,526.76 Square Metres equivalent to 1 Bigha 2 Cottahs 13 Chittack and 9 square feet (more or less) butted and bounded in the following manner:

On the North : Partly by premises No. 54, Syed Amir Ali Avenue, Kolkata and partly by premises No. 24, Tarak Dutta Road Colonel Biswas Road;

On the East : By Syed Amir Ali Avenue, Kolkata;




ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 MAR 2017

On the South : Partly by Municipal Road and partly by premises No. 60A, Syed Amir Ali Avenue, Kolkata; and

On the West : Partly by premises No. 60A, Syed Amir Ali Avenue, Kolkata, partly by premises No. 11A, Tarak Dutta Road (Colonel Biswas Road) and partly by premises No. 9, Tarak Dutta Road (Colonel Biswas Road), Kolkata

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

**THE SECOND SCHEDULE ABOVE REFERRED TO
('Undivided Share')**

All That the undivided indivisible impartible variable **3.47%** (Three point Forty Seven percent) share or interest in **All That** the said piece or parcel of land measuring 1,526.76 Square Metres equivalent to 1 Bigha 2 Cottahs 13 Chittacks and 9 square feet, more or less, situate lying at and being the municipal premises No. 56A, Syed Amir Ali Avenue, P.S. Karaya, Kolkata - 700017 described in the First Schedule hereinabove – which is **equivalent to** an area of undivided variable indivisible impartible 52.98 Square Meters or 12 Chittacks and 30 square feet, be the same a little more or less.



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ADDITIONAL REGISTRAR
OF ASSURANCES
25 MAR 2017

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

SIGNED SEALED AND DELIVERED by the within-named **VENDOR** at Kolkata in the presence of:

1. *Sankar Saha*
104, South Sinthee Road - Kol-30
2. *Sumant Tapania*
9/A, Buro Dulal St.
Kol-6

SYNDICATE PLAZA PVT. LTD.

Ananth
Director, Authorised Signatory.

SIGNED SEALED AND DELIVERED by the within-named **CONFIRMING PARTY** at Kolkata in the presence of:

1. *Sankar Saha*
2. *Sumant Tapania*
9/A Buro Dulal St.
Kol-6.

SHAKAMBHARI ISPAT & POWER LIMITED

Mitayugay Ramulal
authorised signatory

SIGNED SEALED AND DELIVERED by the within-named **PURCHASER** at Kolkata in the presence of:

1. *Sankar Saha*
2. *Sumant Tapania*

INDRANUJ BUILDERS PVT. LTD.

Santosh Samanta
Authorised Signatory

Drafted by me :-

Sankar Saha, F421/412/01
Adv, High Court, Cal.



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ADDITIONAL REGISTRAR
OF ASSURANCES & REGISTRATION
25 MAR 2017


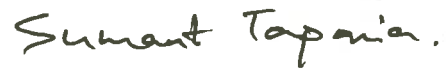
RECEIPT AND MEMO OF CONSIDERATION

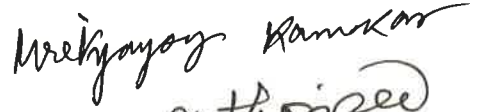
RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 48,50,000/- (Rupees Forty Eight Lakh Fifty Thousand only) being the amount of agreed consideration paid by the Purchaser to the Confirming Party (which amount includes the reimbursement of the proportionate consideration amount paid earlier by the Confirming Party to the Vendor pursuant to the said Final Award dated 15th November, 2016) on or before the execution these presents as per memo written below:-

Date	Particulars	Amount (Rs.)
02-02-2017	Chq No. 017851	40,00,000/-
16-03-2017	Chq No. 017852	8,50,000/-
Total		: <u>Rs. 48,50,000/-</u>

(Rupees Forty Eight Lakh Fifty Thousand only).

Witnesses:

1. 
2. 

SHAKAMBARI ISPAT &
POWER LIMITED

authorized
signatory





































(the Confirming Party)



Qp

ADDITIONAL
OFFICER
OF ASSURANCE
25 MAR 2017

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the Executants / Presentants					
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	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
					
 	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
					
 	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
					



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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 MAR 2017

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

GRN: 19-201617-005374205-1

Payment Mode Online Payment

GRN Date: 24/03/2017 15:39:25

Bank : IDBI Bank

BRN : 118380110

BRN Date: 24/03/2017 15:40:59

DEPOSITOR'S DETAILS

Id No. : 19010000398096/1/2017

[Query No./Query Year]

Name : INDRANUJ BUILDERS PVT LTD

Contact No. : Mobile No. : +91 9831528879

E-mail :

Address : 1 KHUDIRAM BOSE SARANI KOLKATA Kolkata 700080

Applicant Name : Mr Sankar Sahoo

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010000398096/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	48834 ✓
2	19010000398096/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	341171 ✓
Total				390005

In Words : Rupees Three Lakh Ninety Thousand Five only



[Handwritten Signature]
ADDITIONAL REGISTRAR
OF ASSURANCES
25 MAR 2017



सत्यमेव जयते



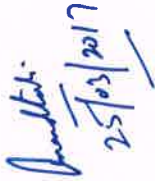


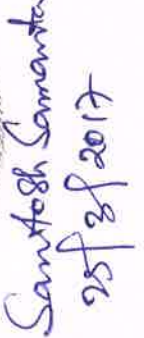
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19010000398096/2017



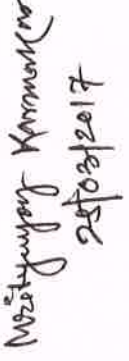
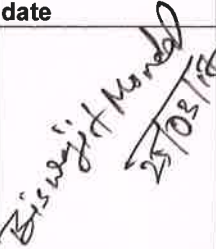
I. Signature of the Person(s) admitting the Execution at Private Residence.


SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Anand Todi AE 79 SECTOR I SALT LAKE KOLKATA 700064, P.O:- Cc Block, P.S:- Bidhannagar, Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Represent ative of Seller [SYNDICA TE PLAZA PVT LTD]		1095 	 25/03/2017
2	Mr Santosh Samanta Village BILCHAULDA, PO CHOREPALIA, PS EGRA, District : Purba Medinipur Pin 721448, P.O:- Chorepalia, P.S:- Egra, District:-Purba Midnapore, West Bengal, India, PIN - 721448	Represent ative of Buyer [Indranuj Builders Pvt Ltd]		1096 	 25/03/2017



Ry
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 MAR 2017

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	Mr MRITYUNJOY KARMAKAR 55/3, BANSDRONI PARK, KOLKATA -700070, P.O. BANSDRONI , P.S. REGENT PARK, P.O:- BANSDRONI, P.S:- Regent Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700070	Representative of Buyer [SHAKAM BHARI ISPAT & POWER LIMITED]		 1692	 25/03/2017
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr BISWAJIT MONDAL Son of Mr DEB KUMAR MONDAL SHYAMPUR GOBINDAPUR, P.O:- GOBINDAPUR, P.S:- Shyampur, District:-Howrah, West Bengal, India, PIN - 711314	Mr Anand Todi, Mr Santosh Samanta, Mr MRITYUNJOY KARMAKAR		 25/03/17	


 (Sujan Kumar Maity)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. - I
 KOLKATA
 Kolkata, West Bengal





[Handwritten signature]

25 MAR 2017

 भारत सरकार
GOVERNMENT OF INDIA


 बिस्वाजित मण्डल
Biswajit Mondal
जन्मतिथि/ DOB: 30/12/1985
पुरुष / MALE



4816 0408 9006

आमार आधार, आमार परिचय

Biswajit Mondal

 भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
एस/ओ: देब कुमार मण्डल,
गोबिन्दपुर, गोबिन्दपुर,
हाउड़ा,
पश्चिम बङ्ग - 711314

Address:
S/O: Deb Kumar Mondal,
gobindapur, Gobindapur, Howrah,
West Bengal - 711314

4816 0408 9006

MEERA AADHAAR, MERI PEHACHAN

Major Information of the Deed

Deed No :	I-1901-01875/2017	Date of Registration	29/03/2017
Query No / Year	1901-0000398096/2017	Office where deed is registered	
Query Date	23/03/2017 4:32:15 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sankar Sahoo 123B, SOUTH SINDHI ROAD, PS SINTHI, DIST NORTH 24 PARAGANAS 700030, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831112474, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 48,50,000/-	Rs. 48,73,588/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,41,271/- (Article:23)	Rs. 48,834/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Syed Amir Ali Avenue, Road Zone : (Syed Amir Ali Avenue -- Syed Amir Ali Avenue Off Road) , , Premises No. 56AB, Ward No: 69

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		12 Chatak 30 Sq Ft	48,50,000/-	48,50,000/-	Width of Approach Road: 24 Ft., Encumbered by Tenant,
Grand Total :					1.3063Dec	48,50,000 /-	48,50,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	23,588/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	23,588 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SYNDICATE PLAZA PVT LTD Hitech Chamber', 84/1B, Topsia Road South, 2nd Flo, P.O:- Gobinda Khatick Road, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No.:AALCS8283MStatus :Organization, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHAKAMBHARI ISPAT & POWER LIMITED Diamond Prestige, 41A Acharya Jagadish Chandra Bos, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No.:AADCM1189L Status :Organization as Confirming Party
2	Indranuj Builders Pvt Ltd 1 KHUDIRAM BOSE SARANI KOLKATA Kolkata WB 700080 I, P.O:- Mall Road, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700080 PAN No.:AAECI2831C Status :Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Anand Todi (Presentant) Son of Mr Sanwar Mal Todi AE 79 SECTOR I SALT LAKE KOLKATA 700064, P.O:- Cc Block, P.S:- Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:ABSPT2026Q Status : Representative, Representative of : SYNDICATE PLAZA PVT LTD (as director)
2	Mr Santosh Samanta Son of Mr Shripati Samanta Village BILCHAULDA, PO CHOREPALIA, PS EGRA, District : Purba Medinipur Pin 721448, P.O:- Chorepalia, P.S:- Egra, District:-Purba Midnapore, West Bengal, India, PIN - 721448, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:BMEPS3612P Status : Representative, Representative of : Indranuj Builders Pvt Ltd (as AUTHORISED SIGNATORY)
3	Mr MRITYUNJOY KARMAKAR Son of Mr SHYAMAL KARMAKAR 55/3, BANSDRONI PARK, KOLKATA -700070, P.O. BANSDRONI , P.S. REGENT PARK, P.O:- BANSDRONI, P.S:- Regent Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700070, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:BCSPK5585R Status : Representative, Representative of : SHAKAMBHARI ISPAT & POWER LIMITED

Identifier Details :

Name & address	
Mr BISWAJIT MONDAL Son of Mr DEB KUMAR MONDAL SHYAMPUR GOBINDAPUR, P.O:- GOBINDAPUR, P.S:- Shyampur, District:-Howrah, West Bengal, India, PIN - 711314, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Anand Todi, Mr Santosh Samanta, Mr MRITYUNJOY KARMAKAR	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	SYNDICATE PLAZA PVT LTD	Indranuj Builders Pvt Ltd-1.30625 Dec

Transfer of property for S1

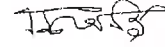
SI.No	From	To. with area (Name-Area)
1	SYNDICATE PLAZA PVT LTD	Indranuj Builders Pvt Ltd-100 Sq Ft

Endorsement For Deed Number : I - 190101875 / 2017

On 24-03-2017

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 48,73,588/-



Sujan Kumar Maity
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 25-03-2017

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

Presented for registration at 14:28 hrs on 25-03-2017, at the Private residence by Mr Anand Todi .

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

Execution is admitted on 25-03-2017 by Mr Anand Todi, director, SYNDICATE PLAZA PVT LTD, Hitech Chamber', 84/1B, Topsia Road South, 2nd Flo, P.O:- Gobinda Khatick Road, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046

Identified by Mr BISWAJIT MONDAL, , , Son of Mr DEB KUMAR MONDAL, SHYAMPUR GOBINDAPUR, P.O: GOBINDAPUR, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711314, by caste Hindu, by profession Business

Execution is admitted on 25-03-2017 by Mr Santosh Samanta, AUTHORISED SIGNATORY, Indranuj Builders Pvt Ltd, 1 KHUDIRAM BOSE SARANI KOLKATA Kolkata WB 700080 I, P.O:- Mall Road, P.S:- Dum Dum, Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700080

Identified by Mr BISWAJIT MONDAL, , , Son of Mr DEB KUMAR MONDAL, SHYAMPUR GOBINDAPUR, P.O: GOBINDAPUR, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711314, by caste Hindu, by profession Business

Execution is admitted on 25-03-2017 by Mr MRITYUNJOY KARMAKAR, AUTHORISED SIGNATORY, SHAKAMBHARI ISPAT & POWER LIMITED, Diamond Prestige, 41A Acharya Jagadish Chandra Bos, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Identified by Mr BISWAJIT MONDAL, , , Son of Mr DEB KUMAR MONDAL, SHYAMPUR GOBINDAPUR, P.O: GOBINDAPUR, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711314, by caste Hindu, by profession Business



Sujan Kumar Maity
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 27-03-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 48,834/- (A(1) = Rs 48,736/- ,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 48,834/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/03/2017 3:40PM with Govt. Ref. No: 192016170053742051 on 24-03-2017, Amount Rs: 48,834/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 118380110 on 24-03-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,41,171/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 3,41,171/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5836, Amount: Rs.100/-, Date of Purchase: 23/03/2017, Vendor name: Ranjita Pal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/03/2017 3:40PM with Govt. Ref. No: 192016170053742051 on 24-03-2017, Amount Rs: 3,41,171/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 118380110 on 24-03-2017, Head of Account 0030-02-103-003-02



Sujan Kumar Maity
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 29-03-2017

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

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



Sujan Kumar Maity
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2017, Page from 56523 to 56550

being No 190101875 for the year 2017.



(Handwritten signature)

Digitally signed by SUJAN KUMAR
MAITY

Date: 2017.03.31 09:29:30 +05:30

Reason: Digital Signing of Deed.

**(Sujan Kumar Maity) 31/03/2017 09:29:30
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.**

(This document is digitally signed.)
