

03531/14

I-0321/14



W.S
22.3.14
06:20 PM

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the Assent is admitted to registration, the stamp and endorsement thereon is in the document and is in accordance with the law.

R 666495

Q-6661/14
W.S. 06/09/14

31 MAR 2014

THIS INDENTURE OF CONVEYANCE made this the 27th day of MARCH TWO THOUSAND AND FOURTEEN BETWEEN ABP PRIVATE. LIMITED. an existing company within the meaning of the Companies Act 1956, PAN NO: AACCA4609E, having its registered office situated at No. 6, Prafulla Sarkar Street, Kolkata - 700 001, represented by its Managing Director Mr. Dipankar Das Purkayastha son of Late Debaprasad Das Purkayastha, hereinafter referred to as the **VENDOR** (which expression or term shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include its successor or successors in office and assigns) of the ONE PART

AND



00784?

24 FEB 2014

Serial.....Date.....
Name - S.C. Mazumder (Adv)
Address - Alipore Police Court Kal-27
Rs.....
Sigh.....
A. K. PURKAYASTHA (STAMP VENDOR)
Alipore Police Court Kal-27

Subul Chatterjee



27/2/14
1599

MERLIN PROJECTS LTD.

Subul Chatterjee
Director



15/2/14
1600

For ABP PVT. LIMITED

Dipankar Das Purkayastha
Managing Director & CEO
DIPANKAR DAS PURKAYASTHA



[Signature]
Addl. District Sub-Registrar
Calcutta - Dist. - June 24 Page 1/1

7 MAR 2014

Biswanath Chakraborty
Advocate
High Court
Kolkata



MERLIN PROJECTS LTD. an existing company within the meaning of the Companies Act 1956, PAN NO: AACCM0505B, having its registered Office situated at No. 79, Shambhunath Pandit Street, Kolkata - 700 020 and Corporate Office at 22, Prince Anwar Shah Road, Kolkata - 700 033, and represented by its Director Mr. Saket Mohta son of Mr. Sushil Mohta, hereinafter referred to as the **PURCHASER** (which expression or term shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include its successor or successors in office and assigns) of the **OTHER PART**

WHEREAS:

A).. That one Durlav Chandra Sett, since deceased during his lifetime absolutely owned/possessed and/or was well and sufficiently entitled to all that the Property measuring 2.3981 acres consisting of Bastu Land and Pond in Dag Nos. 1521,1522 & 1523 (1.9250 Acres in Dag no. 1522, 0.2544 Acre in Dag no. 1523 and 0.2187 Acre in Dag no. 1521) under Khatian nos. 173 & 173/1, Mouja Dighla, J.L. No. 18, R.S. No. 161, Touji No.173, P.S.-Dumdum, Dist- 24 Parganas, being Municipal premises No. 134 (old) and 166 (new), R.N. Guha Road, Dum Dum.

B).. Upon the death of the said Durlav Chandra Sett his legal heirs namely Smt. Satya Bhasini Dasi, widow of Durlav Chandra Sett and only son Sri Bir Narayan Sett inherited all that the immovable property of the said Durlav Chandra Sett including the said Entire Property measuring 2.3981 acres consisting of Bastu Land and Pond in Dag Nos. 1521,1522 & 1523 under Khatian Nos. 173 & 173/1, Mouja Dighla, J.L. No. 18, R.S. No. 161, Touji No.173, P.S.-Dumdum, Dist- 24 Parganas being Municipal premises No. 134 (old) and 166 (new), R.N. Guha Road, Dum Dum.



C)..That by an Indenture of Conveyance dated the 17th day of August, 1949, duly Registered in Book No. 1, Volume No.48, Pages 96 to 101, being No.3207 for the year 1949 at the Cossipore Dum Dum Sub Registry Office, the said Smt. Satya Bhasini Dassi, sole widow of Late Durlav Chandra Sett and Bir Narayan Sett only son of the said Durlav Chandra Sett jointly sold, transferred and conveyed all that the Entire Property measuring 2.3981 acres consisting of Bastu Land and Pond in Dag Nos. 1521,1522 & 1523 under Khatian Nos. 173 & 173/1 Mouja Dighla, J.L. No. 18, R.S. No. 161, Touji No.173, P.S.-Dumdum, Dist- 24 Parganas, being Municipal premises No. 134 (old) and 166 (new), R.N. Guha Road, Dum Dum in favour one Asoke Kumar Sarkar son of Late Babu Prafulla Kumar Sarkar.

D).. One Krishnakali Mallick was also seized and possessed of and the absolute owner of the Entire Property consisting of Bastu land, Danga, Sali Land, Pond, Side of pond, Road measuring altogether 0.7862 Acre comprised in Dag Nos. 1509, 1514,1515,1516,1517,1518,1519,1520 & 1516/1615 (0.2331 Acr in Dag No. 1509, 0.1294 Acr in Dag No. 1514, 0.1275 Acr in Dag No. 1515, 0.0969 Acr in Dag No. 1516, 0.0494 Acr in Dag No. 1517, 0.0244 Acr in Dag No. 1518, 0.0806 Acr in Dag No. 1519, 0.0244 Acr in Dag No. 1520, 0.0225 Acr in Dag No. 1516/1615) under Khatian Nos. 481 and 513, Mouja: Dhigla, J.L. No. 18, R.S. No. 161, Touji No.173, P.S.-Dumdum, Dist- 24 Parganas, being Municipal premises No. 135 (old) and 167 (new), R.N. Guha Road, Dum Dum.

E).. By an Indenture of Conveyance dated the 17th day of August 1949, duly registered in Book No. 1, Volume No.47, Pages 95 to 100, being No.3208 for the year 1949 at the Cossipore Dum Dum Sub-Registry Office the said Krishna Kali Mallick, son of Anath Priya Mallick sold, transferred and conveyed the said Entire Property altogether measuring 0.7862 Acre comprised in Dag Nos. 1509, 1514,1515,1516,1517,1518,1519,1520 & 1516/1615 (0.2331 Acr in Dag No. 1509, 0.1294 Acr in Dag No. 1514, 0.1275



Acr in Dag No. 1515, 0.0969 Acr in Dag No. 1516, 0.0494 Acr in Dag No. 1517, 0.0244 Acr in Dag No. 1518, 0.0806 Acr in Dag No. 1519, 0.0244 Acr in Dag No. 1520, 0.0225 Acr in Dag No. 1516/1615) under Khatian Nos. 481 and 513, Mouja: Dhigla, J.L. No. 18, R.S. No. 161, Touji No.173, P.S.-Dumdum, Dist- 24 Parganas, being Municipal premises No. 135 (old) and 167 (new), R.N. Guha Road, Dum Dum in favour of Sri Asoke Kumar Sarkar son of Late Babu Prafulla Kumar Sarkar.

F).. The amount of consideration paid by the said Asoke Kumar Sarkar for the purchase of the Entire Property under Deed No. 3207 and 3208 both for the year 1949 and both dated 17th August, 1949 was originally and/or actually belonged to Ananda Bazar Patrika Limited, a company with limited liability, and consequently the said Asoke Kumar Sarkar executed a Deed of Declaration dated 20th December 1949 registered at Cossipore Sub-Registry office, Dum Dum and recorded in Book No. I, Volume No. 68, Pages 127 to 131, Being no. 4532 for the year 1949, in respect of Conveyance Deed No. 3207 and by another deed of Declaration dated 20th December 1949 registered at Cossipore Sub-Registry office, DumDum and recorded in Book No. I, Volume No. 65, Pages 180 to 184, Being no. 4533 for the year 1949, in respect of conveyance deed no 3208 of 1949 by virtue of the aforesaid declarations the said Asoke Kumar Sarkar granted, transferred and released all his right title interest in respect of the Entire Property purchased under above mentioned conveyance deeds for the use of the said Ananda Bazar Partika Limited, their successor, successor-in-interest and/or assign.

G).. Thus the said Ananda Bazar Patrika Limited became the absolute owner of the property measuring 3.1863 Acres in various Dag and Khatian Nos., under Mouja: Dhigla, J.L. No. 18, R.S. No. 161, Touji No.173, P.S.-Dumdum, Dist- 24 Parganas, being Municipal premises Nos.134 (old) 166



(new) and 135 (old) 167 (new), R.N. Guha Road, Dum Dum as described in the table herein below:

Dag no.	Khatian No.	Classification	Area owned (in Acre)
1509	481	Sali	0.2331
1514	513	Bastu	0.1294
1515	513	Danga	0.1275
1516	513	Pond	0.0969
1517	513	Side of Pond	0.0494
1518	513	Road	0.0244
1519	513	Danga	0.0806
1520	513	Bastu	0.0244
1516/1615	513	Side of Pond	0.0225
1521	173/1	Pond	0.2187
1522	173	Bastu	1.9250
1523	173	Pond	0.2544
		Total	3.1863

H).. The said Ananda Bazaar Patrika Limited, as the Owner has been in continuous uninterrupted possession of the said total land since the year 1949 and got their name mutated in the records of B.L. and L.R.O.

I).. The said Ananda Bazaar Patrika Limited, the Owner herein has also got their name mutated in the records of South Dum Dum Municipality and the premises were renumbered as 147 and 264, R.N. Guha Road, Kolkata-700028 and on an application made by the Owner, both the premises 147 and 264, R.N. Guha Road, Kolkata-700028 amalgamated and numbered as



premises no. 147, R.N. Guha Road, Kolkata-700028 under Ward No. 9, Circle No. II of South Dum Dum Municipality.

J).. Since the year 1949 and thereafter in course of time the name of Ananda Bazar Patrika Limited with the approval of the Registrar of Companies had been changed to Ananda Bazar Patrika Private Limited, then after a certain period the name was changed to ABP Limited and presently the name has been changed to ABP Private Limited being the owner abovenamed;

K).. In the events as recited hereinabove the Vendor is thus entitled to the said Property more fully and particularly described in the Schedule appearing hereinafter.

M)..The Vendor have agreed to sell and transfer and the Purchaser have agreed to purchase and acquire ALL THAT pieces and parcels of land containing by estimation 3.1863 acres (be the same a little more or less) situate lying at and being Municipal Premises No. 147, R. N. Guha Road, Dum Dum, ward no. 9 within the South Dum Dum Municipality, P.S. Dum Dum, Kolkata - 700 028 TOGETHER WITH all sheds and structures standing thereon (more fully and particularly mentioned and described in the SCHEDULE hereunder written and hereinafter referred to as the said ENTIRE PROPERTY) and/or the entirety of the right title interest of the Vendor into or upon the said Entire Property SUBJECT HOWEVER BUT otherwise free from all encumbrances, charges, liens, lispendens, attachments trusts whatsoever or howsoever for the consideration and subject to the terms and conditions hereinafter appearing.

After the said Agreement of Sale had been executed between the parties hereto on the 2nd day of April, 2012 there had been some encroachment on the property and the Purchaser is aware of the same.



N)..Due to an incident of fire in the office of the Vendor, sometime in the year 1999, number of records, title deeds and documents related to the said property were destroyed, as such, the said Vendor has procured certified copies of the title documents and have supplied the same to the Purchaser . The Purchaser prior to the execution of the agreement for sale dated 2nd April, 2012 have satisfied themselves about the right, title and interest of the Vendor to transfer the said property and subsequently the purchasers upon execution of the agreement for sale dated 2nd April 2012 have further perused the certified copies and other title documents of the Vendor and have satisfied themselves that the said property is free from all encumbrances charges, liens and Purchasers herein shall not be entitled to ask for the original title deeds from the Vendor and/or question the right, title and interest of the Vendor to transfer the said property.

O)..The Purchasers hereby agrees and acknowledges to comply with all further statutory regulations and that may be necessary pursuant to the agreement for sale dated 2nd April,2012 and these instant presents at its sole cost and expense.

P)..The Vendor has decided to sell and transfer the said Entire Property SUBJECT HOWEVER otherwise free from all encumbrances save and except the encumbrances created by the Purchaser and encroachers pursuant to the execution of the registered Agreement for Sale dated 02.04.2012 charges, liens, attachments, trusts whatsoever or howsoever for the consideration and subject to the terms and conditions hereinafter appearing.

Q)..At or before the execution of this Indenture the Vendor has assured and represented to the Purchaser as follows:



- i) THAT the Vendor alone is the sole and absolute owner of the entirety of the said Entire Property.
- ii) THAT the said Entire Property is otherwise free from all encumbrances save and except the encumbrances created by the Purchaser pursuant to the execution of the Agreement for Sale dated 02.04.2012 charges liens attachments trusts whatsoever or howsoever.
- iii) THAT the Vendor has a marketable title in respect of the said Entire Property.
- iv) THAT excepting the Vendor nobody else has any right of ownership over and in respect of the said entire Property or any part or portion thereof.
- v) THAT all the sheds, buildings and/or structures and deep tube well situated on the said Entire Property have been lawfully constructed and existing.
- vi) THAT there is no thikka tenant at the said Entire Property.
- vii) THAT all the municipal rates taxes and other outgoings including electricity charges payable in respect of the said Entire Property has been paid and/or shall be paid by the Vendor upto the date of execution of the Agreement for Sale dated 02.04.2012 and the Vendor has agreed to indemnify and keep the Purchaser indemnified from and against all costs charges claims actions suits and proceedings arising therefrom.



viii) THAT the Vendor has not entered into any agreement for sale, transfer, development agreement nor has created any further interest of any third party into or upon the said Entire Property or any part or portion thereof save and except the encroachers and encumbrances created by the Purchaser pursuant to the execution of the Agreement for Sale dated 02.04.2012.

ix). That a Building plan is approved in the name of Vendors for construction of new Buildings in the said Premises by Authorities concerned.

R)..Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Purchaser have agreed to purchase and acquire the entirety of the said Entire Property SUBJECT HOWEVER to the rights of the said Occupants but otherwise free from all encumbrances and charges and but for the aforesaid representations the said Purchaser would not have otherwise agreed to purchase and acquire the said Entire Property nor would have parted with the amount of consideration as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed by and between the parties as follows:

I. THAT in pursuance of the said Agreement and in further consideration of a sum of Rs.18,00,00,000/- (Rupees Eighteen Crores only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor (the receipt whereof the Vendor acknowledges to have been received the Vendor do hereby acquit release, and discharge the Purchaser and the said ENTIRE PROPERTY hereby intended to be sold transferred and conveyed) and the VENDOR doth hereby grants, sells, transfers, conveys,



assigns and assures unto and in favour of the Purchaser ALL THAT pieces and parcels of land containing by estimation 3.1863 acres (be the same a little more or less) situate lying at and being Municipal Premises No. 147, R. N. Guha Road, Dum Dum, ward no. 9 within the South Dum Dum Municipality, P.S. Dum Dum, Kolkata - 700 028 TOGETHER WITH all sheds and structures standing thereon (more fully and particularly mentioned and described in the SCHEDULE hereunder written and hereinafter referred to as the said ENTIRE PROPERTY) and/or the entirety of the right title interest of the Vendor into or upon the said ENTIRE PROPERTY on AS IS WHERE IS and AS IS WHAT IS basis OR HOWSOEVER OTHERWISE the said ENTIRE PROPERTY TOGETHER WITH all benefits and advantages of, a building plan approved by authorities concerned for construction of new Buildings, and of ancient and other Rights, lights all yards, courtyards, areas, sewers, drains, ditches, water, water-courses, ways, paths, passages, trees, shrubs and all manner of rights, liberties, easements, privileges, advantages, appendages and appurtenances whatsoever to the said ENTIRE PROPERTY or any part or portion thereto belonging to or in anyways appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertaining thereto AND the reversion or reversions remainder or remainders and all the rents issues and profits of the said ENTIRE PROPERTY or any and every part thereof AND all the legal incidents thereof AND all the estates, rights, title, interest, inheritance, uses, possessions, claims and/or demands whatsoever both at law or in equity of the VENDOR into, upon or in respect of the said ENTIRE PROPERTY and every part or portion thereof herein comprised and hereby granted sold conveyed transferred assigned assured or expressed or intended so to be TOGETHER WITH all deeds pattahs muniments



and evidences of title which are in anyway exclusively relates to or concerns the said ENTIRE PROPERTY or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit both at law or in equity TO HAVE AND TO HOLD THE ENTIRE PROPERTY hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licenses liabilities trust attachments acquisitions requisitions prohibitions restrictions easements and whatsoever.

- II. **AND THE VENDOR** doth hereby covenants with the Purchaser that the Vendor is the absolute and lawful owner of the said ENTIRE PROPERTY and every part thereof and entitled to the said lands comprised therein and forming part thereof but otherwise free from all encumbrances save and except the encumbrances created by the Purchaser pursuant to the execution of the Agreement for Sale dated 02.04.2012 charges and liabilities of whatsoever nature AND the Vendor doth hereby covenant with the Purchaser that it has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said ENTIRE PROPERTY hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise save and except the encumbrances created by the Purchaser pursuant to the execution of the Agreement for Sale dated 02.04.2012 or by the reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said ENTIRE PROPERTY or



any part thereof in the matter as aforesaid.

- III) **AND THAT NOTWITHSTANDING** any act deed matter or thing by the Vendor done or executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently entitled to and absolutely seized and possessed of and/or entitled to the said ENTIRE PROPERTY hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust or other thing whatsoever to alter defeat encumber or make void the same.
- IV) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever done as aforesaid the Vendor now has in itself good right full and absolute power and authority to grant sell convey transfer assure and assign the said ENTIRE PROPERTY hereby granted, sold, conveyed, transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner as aforesaid and on the terms and conditions as aforesaid **AND THAT** the Vendor has made over physical possession and the Purchaser have received and accepted the same without raising any dispute, demand or claim whatsoever against the Vendor in respect of the nature and/or occupancy of the structures standing on the land comprised in the said ENTIRE PROPERTY or otherwise **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold, possess and enjoy the same and receive and take all the rents issues and profits thereof without any lawful eviction, interruption claims or demands whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the



Vendor or from under or in trust for any of its predecessors in title or any one of them.

- V) **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all manner of former or other estates, charges, liens, claims, mortgages save and except the encumbrances created by the Purchaser pursuant to the execution of the Agreement for Sale dated 02.04.2012, leases licenses liabilities trusts attachments executions prohibitions restrictions easements whatsoever suffered or made or liabilities created in respect of the said ENTIRE PROPERTY held by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or any of its predecessors in title or any of them as aforesaid or otherwise **AND THAT** all rates taxes and other impositions and/or outgoings including khazana payable in respect of the said ENTIRE PROPERTY upto the date of the said Agreement of Sale as and when assessed by the authorities concerned shall be payable by the Vendor and those relating to the period subsequent to the date of the said Agreement of Sale in respect of the said ENTIRE PROPERTY shall be payable by the Purchaser.
- VI) **THAT** the said ENTIRE PROPERTY or any part thereof has never been subject to any certificate proceedings and/or notice of attachment subsisting under the Income Tax Act 1961 **AND THAT** the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such acts deeds matters and things whatsoever for further



better and more perfectly and effectually granting and assuring the said ENTIRE PROPERTY and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

**THE SCHEDULE ABOVE REFERRED TO
(THE ENTIRE PROPERTY)**

ALL THAT the property having an area of 3.1863 Acres more or less lying and situate at Premises No. 147, R. N. Guha Road, within ward no. 9 of the South Dum Dum Municipality, P.S. Dum Dum, Kolkata - 700 028, in Dag Nos. 1509, 1514, 1515, 1516, 1517, 1518, 1519, 1516/1615, 1520, 1521, 1522, 1523 under Mouja: Dighla, J.L. No. 18, under Khatian Nos. 173, 173/L, 481 & 513 together with the deep tubewell and structures standing thereon and with all the rights, liberties, easements, privileges, advantages and appurtenances as details below :

Dag no.	Area owned (in Acre)
1509	0.2331
1514	0.1294
1515	0.1275
1516	0.0969
1517	0.0494
1518	0.0244
1519	0.0806
1520	0.0244
1516/1615	0.0225
1521	0.2187
1522	1.9250
1523	0.2544
	3.1863

The above property is butted and bounded as follows:



ON THE NORTH : By Masjid Gate, Bharati Sangha;

ON THE EAST : By 327, R. N. Guha road, (Heros Company);

ON THE SOUTH : By R. N. Guha Road;

ON THE WEST : By Badhan Nagar colony

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 AND DELIVERED BY THE VENDOR,
ABP PVT. LTD.,

represented by its Managing Director DIPANKAR DAS PURKAYASTHA
at Kolkata in the presence of:

For ABP PVT. LIMITED

Managing Director & CEO

1. Sandeep Mukherjee
22, P.A. Shah Road,
Kolkata - 700033.
2. Biswanath Chakraborty
Advocate
High Court Cal

SIGNED AND DELIVERED BY THE PURCHASER
MERLIN PROJECTS LTD.

represented by its Director Saket Mohita
at Kolkata in the presence of:

MERLIN PROJECTS LTD.

Director

(SAKET MOHITA)
PAN: AACCMOS05B

1. Sandeep Mukherjee
2. Biswanath Chakraborty
Advocate

Drafted by
Biswanath Chakraborty
Advocate
High Court
Kolkata

MEMO AND RECEIPT OF PAYMENT

Received of and from the within named Purchaser the within mentioned sum of Rs.18,00,00,000/- (Rupees Eighteen Crores) only being the amount of consideration in full payable under these presents as per Memo written herein below :-

MEMO OF PAYMENT

Name of the Vendor	D/DNo.	Date	Bank	Amount
ABP Private Ltd	018775	30.03.2012	Indian Bank	11,00,00,000/-
ABP Private Ltd	018780	30.03.2012	Indian Bank	4,00,00,000/-
ABP Private Ltd	612481	30.03.2012	Indian Bank	3,00,00,000/-
Total				18,00,00,000/-

All Cheques given out by MERLIN PROJECTS LTD.

Witness:

1. *Sarajit Mukherjee*
22, G. Asha's Road,
Kolkata - 700033.
2. *Aiswaryam Choudhary*
Advocate
Her Court
Kolkata

For ABP PVT. LIMITED
[Signature]
Managing Director & CEO

(VENDOR)





Government Of West Bengal
Office Of the A.D.S.R. COSSIPUR (DUMDUM)
District:-North 24-Parganas

Endorsement For Deed Number : I - 03241 of 2014
(Serial No. 03531 of 2014 and Query No. 1506L000006601 of 2014)

On 27/03/2014

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

Presented for registration at 18.20 hrs on :27/03/2014, at the Private residence by Saket Mohta
Claimant.

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

Execution is admitted on 27/03/2014 by

1. Dipankar Das Purkayastha
Managing Director, A B P Private Limited, 6 Prafulla Sarker St, District:-Kolkata, WEST BENGAL, India,
Pin :-700001.
. By Profession : Business
2. Saket Mohta
Director, Merlin Projects Ltd., 79 Shambhunath Pandit St, West Bengal, India, Pin :-700020.
. By Profession : Business
Identified By Biswanath Chatterjee, son of - -, High Court, District:-Kolkata, WEST BENGAL, India, .
By Caste: Hindu, By Profession: Advocate.

(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM

On 28/03/2014

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.-21,41,12,478/-

Certified that the required stamp duty of this document is Rs.- 30 /- and the Stamp duty paid as:
Impresive Rs.- 100/-

(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM

On 31/03/2014

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Article number : 23, 5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms
Act, 1955; Court fee stamp paid-Rs:10/-

Payment of Fees:



(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM





Government Of West Bengal
Office Of the A.D.S.R. COSSIPUR (DUMDUM)
District:-North 24-Parganas

Endorsement For Deed Number : I - 03241 of 2014
(Serial No. 03531 of 2014 and Query No. 1506L000006601 of 2014)

Amount by Draft

Rs. 2355246/- is paid , by the draft number 830013, Draft Date 28/03/2014, Bank Name State Bank of India, PRINCE ANWAR SHAH ROAD, received on 31/03/2014

(Under Article : A(1) = 2355232/- ,E = 14/- on 31/03/2014)

(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM














(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM



		Thumb	1st finger	mid figure	ring finger	small finger
PHOTO	left hand					
	right hand					












Name:

Signature:

		Thumb	1st finger	mid figure	ring finger	small finger
	left hand					
	right hand					

Name: SAKET MISHRA

Signature: 

		Thumb	1st finger	mid figure	ring finger	small finger
	left hand					
	right hand					

Name: DIPANKAR DAS PURKAYASTHA

Signature: 

		Thumb	1st finger	mid figure	ring finger	small finger
PHOTO	left hand					
	right hand					

Name:

Signature:



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 4143 to 4163
being No 03241 for the year 2014.



UKBasu

(Utpal Kumar Basu) 04-April-2014
A. D. S. R. COSSIPORE DUMDUM
Office of the A.D.S.R. COSSIPORE DUMDUM
West Bengal

*Checked by
Jitendra
14/3/16*

certified to be a True Copy.

**A.D. District Sub Registrar,
Cossipore Dumdum, N 24 Parganas**

14/3/16

Digitally signed by UTPAL KUMAR BASU
Date: 2015.06.27 17:46:13 +05:30
Reason: Digitally e-Signing the Completion Certificate of the Deed.

