

1497/11

I

292



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

5000/ A 015121

S No 1968/2011
25/2/11

Sah & Dec
A.R.A. III

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

D NO. 831814 DI - 22/2/11 - Rs. 625050/-

25.2.11
Additional Registrar of Assurances-III, Kolkata

Additional Registrar of Assurances III Kolkata
24 FEB 2011

A (1) 98989
E - 7
1 - 55
M(a) - 25
M(b) - 7
99080

Konnagar
Area - 37K-8ch-31 Sijpal
Pte no - 1, Mirpasa Lane.

u/c - 175/

THIS INDENTURE OF CONVEYANCE is made this the 24th day of FEBRUARY, 2011 (Two Thousand and Eleven) B E T W E E N SHLOKE PROPERTIES & INVESTMENTS PRIVATE LIMITED, a Company incorporated under the

শ্লোক প্রপার্টিজ এন্ড ইনবেস্টমেন্টস প্রাইভেট লিমিটেড
১১০২ ৪৪ ১৭

provisions of Companies Act, 1956, having its registered office at Office No. A-11, 4th Floor, Premises No. 234/3A, A. J. C. Bose Road, Kolkata 700020, represented by its' one of the Directors MR. ATUL CHURIAL son of late Parmanand Churial, by faith Hindu, by occupation business, residing at 4, National Library Avenue, Police Station Alipore, Kolkata 700027, hereinafter called and referred to as the VENDOR (which term or expression shall mean and include its successors in office, administrators, legal representatives and/or assigns) of the ONE PART:- (Having Permanent Account No. AAICS6032R)

A N D

MESSRERS LARICA ESTATES LIMITED, a Company within the meaning of the Companies Act, 1956 having its' registered office at 7, Red Cross Place, Kolkata 700001, Police Station Hare Street, represented by its' one of the Directors, MR. SATISH CHANDRA LAKHOTIA son of Mr. R. N. Lakhotia, by faith Hindu, by Nationality Indian, by occupation Business, residing at 7/1, Guru Saday Road, Police Station Karaya, Kolkata 700019, hereinafter called and referred to as the PURCHASER (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its' successors- in -office, administrators, legal representatives and assigns) of the OTHER PART :- (Having Permanent Account No. AAACL5431D)

WHEREAS:

1. One Erric Haward the proprietor of H.G. Refinery Company, by a deed of Conveyance dated 25th. May, 1961, sold ALL THAT piece or parcel of land containing an area 01 Bigha 17 Cottahs 08 Chittacks and 31 Square feet more or less (as per settlement record .62 acres) together with buildings, structures, offices, out houses, work shops, sheds, godowns and other erection, erected and



Additional Certificates of
Assurance
24 FEB 2011

or constructed thereon or part thereof comprised in Dag No. 8086 under Khatian No.2096 at Mouza Konnagar, J.L. No. 7, R.S. No. 1759, Touzi No.3989, lying or situate at Municipal Holding No.1, Mirpara Lane, Police Station Srerampur, within the limits of the Konnagar Municipality, District Hooghly, more fully and particularly described in the Schedule hereunder written and hereinafter refer to as the 'said property' in favour of one M/s The Hawyard Waldie Refinery Pvt. Ltd. since known as M/s The Hawyard Waldie Refinery Ltd, free from all encumbrances and the said Deed of Conveyance was registered at the office of the Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No. 76, Pages 232 to 239, being No. 2483 for the year 1961.

2. On an application the said company namely M/s The Hawyard Waldie Refinery Pvt. Ltd. amalgamated/merged with the company M/s Gillanders Arbuthnot & Co. Ltd. and the assets of the said company, including the aforesaid property being transferred and vested in the M/s Gillanders Arbuthnot & Co. Ltd. by an order dated 13th September, 1976 passed in Company Petition No. 484 of 1976 by the Hon'ble High Court at Calcutta.
3. That M/s Gillanders Arbuthnot & Co. Ltd. thereafter caused its name mutated with the concerned authorities and since then, had been paying Municipal rates and taxes regularly and punctually.
4. Thus the said M/s Gillanders Arbuthnot & Co. Ltd. became the absolute owner of the said property and while seized and possessed of otherwise well and sufficiently entitled to the said property free from all encumbrances having good marketable title therein, by and under a Deed of Conveyance dated 23rd August, 2005 registered at the office of the ARA-III at Kolkata and recorded in its book No.1, Volume No. 8, Pages 156 to 165, being No.382 for the year 2006, sold,



Admission to the University of
Sacramento
24 FEB 2011

transferred and conveyed the aforesaid property unto and in favour of **SHLOKE PROPERTIES & INVESTMENTS PRIVATE LIMITED**, the vendor herein.

5. By virtue of purchase by and under the aforesaid Deed of Conveyance the said **SHLOKE PROPERTIES & INVESTMENTS PRIVATE LIMITED**, became the sole and absolute owner of ALL THAT land measuring an area 01 Bigha 17 Cottahs 08 Chittacks and 31 Square feet more or less (as per settlement record .62 acres) together with buildings, structures, offices, out houses, work shops, sheds, godowns and other erection, erected and or constructed thereon or part thereof comprised in Dag No. 8086 under Khatian No.2096 at Mouza Konnagar and, J.L. No. 7, R.S. No. 1759, Touzi No.3989, lying or situate at Municipal Holding No.1, Mirpara Lane, Police Station Srerampur, within the limits of the Konnagar Municipality, District Hooghly and as such owner the said **SHLOKE PROPERTIES & INVESTMENTS PRIVATE LIMITED**, the vendor hereto got mutated its name in the assessment register of the Konnagar Municipality at Municipal Holding No.1, Mirpara Lane and since then the vendor has been possessing and enjoying the said property without any interruption free from all encumbrances whatsoever.

AND WHEREAS the Vendor herein, offered to sell, transfer and convey ALL THAT piece or parcel of land measuring an area 01 Bigha 17 Cottahs 08 Chittacks and 31 Square feet more or less (as per settlement record .62 acres) together with buildings, structures, offices, out houses, workshops, sheds, godowns and other erection, erected and or constructed thereon or part thereof comprised in Dag No. 8086 under Khatian No.2096 at Mouza Konnagar, J. L. No.7, R.S. No. 1759, Touzi No.3989, lying or situate at Municipal Holding No.1, Mirpara Lane, Police Station Srerampur, within the limits of the Konnagar Municipality, District Hooghly, which is specifically mentioned in the Schedule hereunder written and for the sake of brevity referred to as the "said property"



Additional Registrar of
Assurances and Licenses
9 FEB 2011

at a price and/or valuable consideration fixed at Rs.90,00,000.00 (Rupees Ninety lacks) only and the Purchaser herein has agreed to acquire the said property by way of absolute purchase at or for the above mentioned consideration free from all encumbrances, attachment and/or alienation whatsoever .

NOW THIS INDENTURE WITNESSETH as follows: -

In pursuance of the said agreement and in consideration of the said sum of Rs.90,00,000.00 (Rupees Ninety lacks) only in full paid to the Vendor by the purchaser (the receipt where of the Vendor doth hereby acknowledge and of and from the same and every part thereof acquit and release the purchaser and the said property) the Vendor doth hereby absolutely and indefeasibly grant, transfer, convey, assign and assure unto the purchaser **ALL THAT** piece or parcel of land measuring an area 01 Bigha 17 Cottahs 08 Chittacks and 31 Square feet more or less (as per settlement record .62 acres) together with buildings structures, offices, out houses, workshops, sheds, godowns and other erection, erected and or constructed thereon or part thereof comprised in Dag No. 8086 under Khatian No.2096 at Mouza Konnagar and, J.L. No.7, R.S. No. 1759, Touzi No.3989, lying or situate at Municipal Holding No.1, Mirpara Lane, Police Station Srerampur, within the limits of the Konnagar Municipality, District Hooghly which is specifically mentioned in the Schedule hereunder written and for the sake of brevity referred to as the "said property" and more particularly delineated in the site map or plan annexed hereto **OR HOWSOEVER OTHERWISE** the same is or was situated butted called known numbered described enjoyed or reputed to belong or to be appurtenant thereto and all the estate right, title interest use possession inheritance trust claim and demand whatsoever both at law and in equity of the Vendor into and upon the said property and reversion or reversions remainder or remainders and all the rents issues and profit according to the true nature and tenure thereof and every part thereof together with yards fences water courses ways paths common passage thereto belonging or appertaining thereto or held or occupied therewith or whatsoever and every manner or



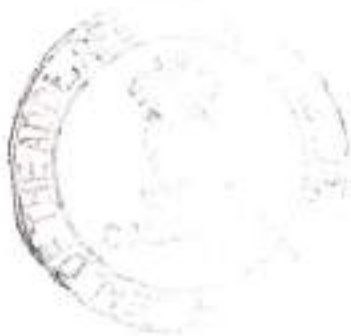
Additional Secretary of
Assurances, Government of Karnataka
22 FEB 2011

former and present right liberties, privileges easements advantages and appurtenances whatsoever belonging or in anywise appertaining to or usually held used occupied accepted enjoyed or reputed to belong or to be appurtenant thereto and all deeds pattahs muniments writings and evidences of title whatsoever in anywise exclusively relating to or concerning the said property **TO HAVE AND TO HOLD** the same hereby granted transferred assigned assured and conveyed or expressed or intended so to be unto and to the use of the purchaser absolutely and forever and for an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances attachments charges lien, lispensens, claims, demands liabilities and trust whatsoever but nevertheless subject to payment of rents and taxes as applicable.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows :-

a) Notwithstanding any act deed matter or thing whatsoever by the Vendor or its' predecessor -in -title or interest done or executed or knowingly suffered to the contrary the Vendor is lawfully and absolutely entitled to the said land with structure and that the Vendor acquired indefeasible title to grant, sell convey assure transfer and assign the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the purchaser for a perfect title without any manner of dispute or hindrance or condition or use trust or other such things to alter defeat encumber or make void the same.

b) The purchaser shall and may at all times hereafter peaceably and quietly own possess and enjoy the said property hereby granted and receive the rents issues and profits there from without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the Vendor.



Additional Registrar of
Assurances III Kolkata
22 FEB 2011

c) The Vendor shall keep the purchasers free and clear freely and clearly and absolutely acquitted exonerated discharged and released and save harmless and keep indemnified the purchaser against all estate claims demands charges mortgages, liens lispendens debts, hypothecations attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor as aforesaid.

d) The Vendor having lawfully or claiming equitably any estate or interest whatsoever in the said property hereby conveyed and granted or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further better and more the true intent and meaning of these presents as shall or may be reasonably required.

e). That the vendor on this day with the execution of this Deed handovers and delivers the peaceful possession of the property hereby conveyed unto and to the Purchaser herein and the Vendor also delivers the title Deed, link deeds, and other documents and writings in respect of the said property in favour of the Purchaser herein and the vendor herein cleared up all the taxes and imposition charged and/or levied by the Konnagar Municipality and other authority concern in respect of the Schedule mentioned property up to the date of registration and thereafter the purchaser shall pay and bear all the taxes and imposition of the property.

f). That the vendor doth hereby accorded its' consent to the purchaser for mutation of the said property in the Municipal books and records and all other Government and/or Semi Government and/or other statutory body and/or authority.



Additional _____ of
Assurances _____
28 FEB 201

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of the land measuring about 01(One) Bigha 17 (Seventeen) Cottahs 08 (Eight) Chittaks and 31(thirty one) Square feet more or less (as per settlement record .62 acre) together with buildings, structures, offices, out houses, workshops, sheds, godowns and other erection, erected and or constructed thereon or part thereof, having brick built two storeyed building, total constructed area measuring about 700 Square feet, two toilets measuring 60 Square feet and a meter room 15 Square feet (tin shed) more or less comprised in Dag No. 8086 under Khatian No.2096 at Mouza Konnagar and, J.L. No. 7, R.S. No. 1759, Touzi No.3989, lying or situate at Municipal Holding No.1, Mirpara Lane, Police Station Srerampur, within the limits of the Konnagar Municipality, District Hooghly A.D.S.R.O.-Serampore **TOGETHER WITH** all sorts of easement rights over and under the road and/or passage and all other benefits, facilities and advantages attached therein or thereto and more particularly shown and delineated in the site Map or plan annexed hereto in RED border line thereon and part and parcel of this deed and butted and bounded as follows :-

ON THE NORTH :- By Mirpara Lane.

ON THE EAST :- By C.S. Plot No. 8098.

ON THE SOUTH :- By C.S. Plot Nos. 8087, 8088, 8089 and 8097 (Part).

ON THE WEST :- By Grand Trunk Road.




Additional Registrar of
Companies, T-1, Kolkata
22 FEB 2011

IN WITNESS WHEREOF the VENDOR through its' director put hand and seal on the day month and first above written.


SIGNED SEALED AND DELIVERED
in the presence of
WITNESSES:-

1. Sudip Bandy, Advocate
7, Red cross place
Calcutta - 700001.

2. 
234/3A AIC Bose Road
Molkate - 700020.

3. Manish Lakhotia
7/1 GURUSADAY Road
Kolkata 700019

For Shloka Properties Pvt. Ltd.


Ajay Chandra

Director

SIGNATURE OF THE VENDOR



6

Additional Registrar of
Companies 111 Kolkata
22 FEB 2011

R E C E I V E D from within named Purchaser the within mentioned sum of
Rs. 90,00,000.00 (Rupees Ninety Lacks) Only as full and final consideration, as per
memo below :-

M E M O

Paid by banker's Cheque, bearing no.
013031 dated 23-02-2011, issued by AXIS
BANK L TD. Srat Bose Road Branch,
Kolkata.....Rs. 90,00,000.00

Total Rs. 90,00,000.00
=====

(Rupees Ninety Lakhs) Only

WITNESSES :-

1. Sudip Bose
Anwale
2. Kailash Chand Jain
3. Manish Lakshya

For Shakti Properties

Arun Choudhury
Director

SIGNATURE OF THE VENDOR

Drafted & Prepared
by me at my office :-



[JHARAT ALI],
Advocate,

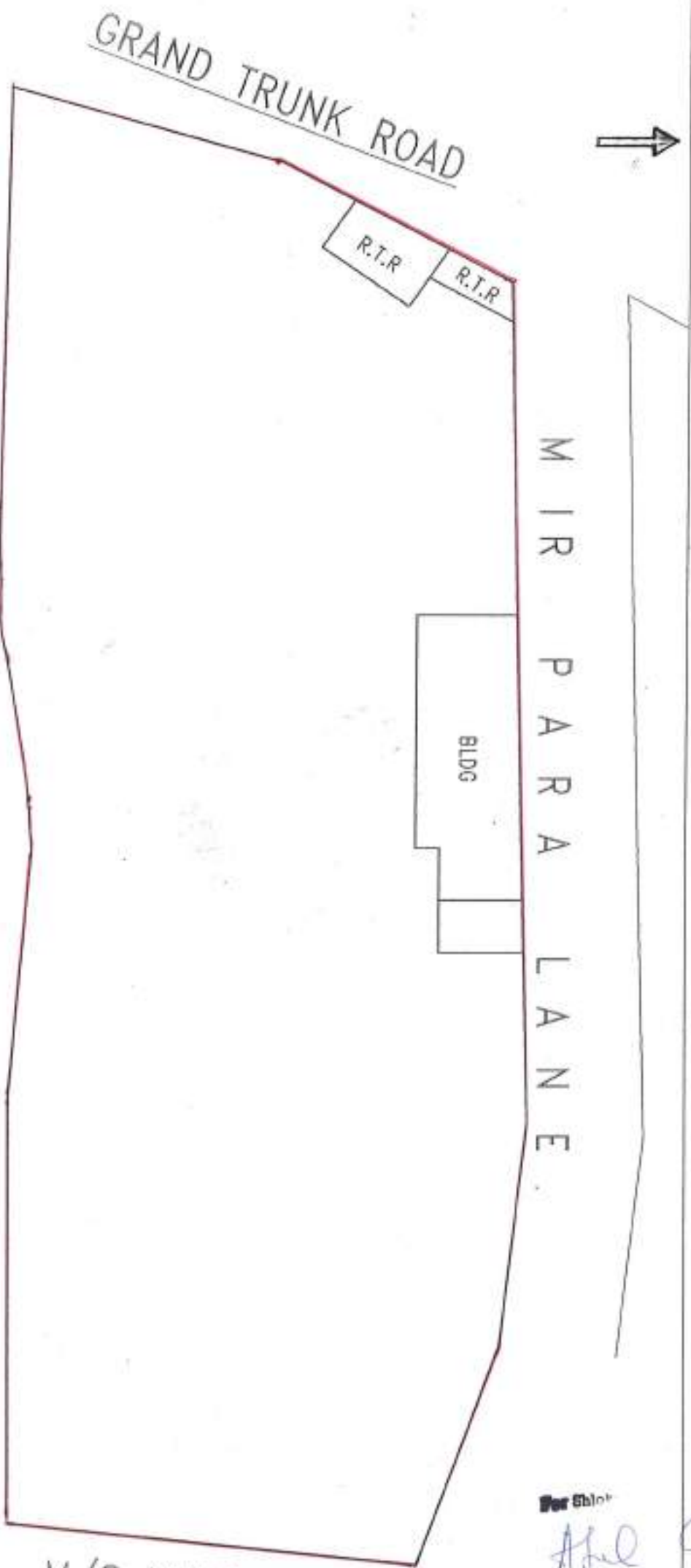
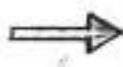
Calcutta High Court
Office:- Larica Business Centre,
7, Red Cross Place, Ground floor,
Room No. 1, Kolkata 700001.



Additional Reg of
Assurances III Kankana
22 FEB 2011

SITE PLAN OF LAND WITH STRUCTURE AT HOLDING NO. 1, MIRPARA LANE, DAG NO. 8086 UNDER KHATIAN NO. 2096 MOUZA - KONNAGAR, J.L. NO. 7, P.S SRERAMPUR, UNDER KONNAGAR MUNICIPALITY, DIST HOOGHLY, SCALE : 1" = 15'-0" LAND AREA - 37 K. 08 CH. 31 SOFT. (SHOWN IN RED BORDER LINE)

(N)



OPEN LAND AND TANK OF SRI MADHUSUDAN CHAKRABORTY AND OTHERS

M/S WALDIES LTD

For Plot












Axel

Director

Chand














Additional Registrar of
Companies III Kolkata
02 FEB 2011

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	<u>LEFT</u> <u>HAND</u>					
	<u>RIGHT</u> <u>HAND</u>					

Name _____

Signature Atul Chavwal

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	<u>LEFT</u> <u>HAND</u>					
	<u>RIGHT</u> <u>HAND</u>					

Name _____

Signature Satish Chhabra



Additional Registrar of
Assurances III Kolkata
११ FEB 2011

DATED THE 24th Day of FEBRUARY, 2011

**DEED
OF
CONVEYANCE**

B E T W E E N

**SHLOKE PROPERTIES & INVESTMENTS
PRIVATE LIMITED**

.....VENDOR

A N D

M/S. LARICA ESTATES LIMITED

.....PURCHASER

**LAND & STRUCTURE AT HOLDING NO.1, MIRPARA
LANE, HOOGHLY**

Drawn by:-

JARAT ALI,

Advocate

Larica Business Centre,
7, Red Cross Place, Room No. 1,
Ground floor, Kolkata 700001.



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

Endorsement For Deed Number : I - 00292 of 2011
(Serial No. 01497 of 2011)

On

Payment of Fees:

On 24/02/2011

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.

Payment of Fees:

Amount By Cash

Rs. 99080/-, on 24/02/2011

(Under Article : A(1) = 98989/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 24/02/2011)

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.-9000000/-

Certified that the required stamp duty of this document is Rs.- 630010 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 625050/- is paid 83181422/02/2011 State Bank of India, ALIPORE COURT TREASURY BR, received on 24/02/2011

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

Presented for registration at 12.42 hrs on :24/02/2011, at the Office of the A.R.A.-III KOLKATA by Atul Churial ,Executant.

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

Execution is admitted on 24/02/2011 by

1. Atul Churial

Director, Shloke Properties & Investments Private Limited, A-11, 4th Floor, 234/3 A, A. J. C. Bose Road,, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700020 .
, By Profession : Business

Identified By Sudip Basu, son of . , 7, Red Cross Place, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Advocate.

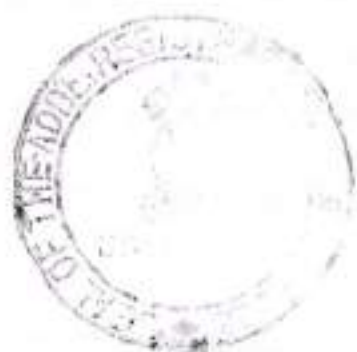
(Noor Baks Mandal)
ADDITIONAL REGISTRAR OF ASSURANCE-III

25.2.11

(Noor Baks Mandal)
ADDITIONAL REGISTRAR OF ASSURANCE-III

24/02/2011 13:09:00

EndorsementPage 1 of 1




Approved: _____




Special Agent in Charge

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A.-III KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 01497 / 2011, Deed No. (Book - I , 00292/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Atul Churial	 24/2/11

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Atul Churial Address -4, National Library Avenue, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027	Self	 24/02/2011	 LTI 24/02/2011	 24/2/11

Name of Identifier of above Person(s)

Sudip Basu
 7, Red Cross Place, District:-Kolkata, WEST BENGAL,
 India, P.O. :- Pin :-700001

Signature of Identifier with Date


 24/2/11




 (Noor Baks Mandal)

ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A.-III KOLKATA

25.2.11

[Faint, illegible text at the top of the page]



Additional Certificate of
Assurance
04 FEB 2014

[Faint, illegible text at the bottom of the page]

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 4835 to 4850
being No 00292 for the year 2011.




(Noor Baks Mandal) 25-February-2011
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A.-III KOLKATA
West Bengal