

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Stamp duty under Reg. 30
and also the S/L of L.R. Act
1905 with Stamp duty under
the Stamp Act of 1899
Act No. 1904
Scheme (A/N).....
Value Paid.....
Payee.....

034646

Add District Sub Registrar
Crossed, Dum Dum, 24 Pg

When the document is admitted to registration, the
signature sheet, or document sheets attached to this
document are the part of this document.

Additional District Sub-Registrar
Crossed, Dum Dum North 24 Pg

DEED OF CONVEYANCE

14 MAY 2012

THIS INDENTURE made this 7th day of July Two Thousand Eight
BETWEEN (1) MRS. BHAWNA KAPOOR, wife of Mr. Vicky Kapoor, and (2) MR.
SIDDHARTH VOHRA both residing at No. 162, Block - 'G', New Alipore, Kolkata -
700 053 under New Alipore Police Station within the municipal limits of the town of
Kolkata both by religion Hindu, Nationality Indian both by occupation Business

SKY TOUCH INFRASTRUCTURE

Sugan Bhandu
Partner

hereinafter is
excluded by or
executed

667

04/7/08

Sri Brojen Dutta
1/1, Riveristie P. Mitra Road,
Kolkata-700035

27 JUL



স্বাক্ষর নং
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স্বাক্ষর

Brojen Dutta



N.C.T.S
2118

Add District for Registration
Gangadhar Sam Sam, 24-7-08

- 9 JUL 2008

No. B/S. B/S.
P.S.
By Caste Hindu/Muslim/Christian
Service/Business/Other

Brojen Dutta



N.C.T.S
2119

Bhavana Kapoor



N.C.T.S
2120

Liddharth Vohra

No. B/S. B/S.
P.S.
By Caste Hindu/Muslim/Christian
Service/Business/Other

SKY TOUCH INFRASTRUCTURE

Sagan Bhandari

Partner

VICKY KAPOOR
S/o K.N. KAPOOR
162 BLOCK 'G'
3rd FLOOR NEW ALIPORE
KOLKATA-700033.
Business.
V. Kapoor

Add District for Registration
Gangadhar Sam Sam, 24-7-08

- 9 JUL 2008

hereinafter jointly referred to as the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs executors administrators representatives and assigns) of the ONE PART.

AND SRI BROJEN DUTTA, son of Late Tarak Nath Dutta by religion Hindu by Nationality Indian by occupation Business residing at 1/1, Barrister P. Mitra Road, Kolkata-700 035 under Baranagar Police Station in the district of North 24-Parganas hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs executors administrators representatives and assigns) of the OTHER PART.

WHEREAS:

A. One Kishan Lal Thirani & Co. Ltd, a Company incorporated by and under the provision of the Companies Act, thereafter known as K.L. Thirani & Co. Ltd., a Company registered under the Indian Companies Act, 1913 and having its registered office then at 8, India Exchange Place, Calcutta, applied to the Governor of Bengal to acquire the land described in schedule 'A' therein, (hereinafter referred to as "the said land") under the provisions of the Land Acquisition Act 1 of 1984 (hereinafter referred to as "the said Act") on behalf of K.L. Thirani & Co. Ltd. (hereinafter referred to as "the said Company") to enable the said Company to construct therein a factory for manufacturing abrasives and rubber products, godowns, office, staff quarters and kooli lines and the Government of West Bengal after enquiry held under the provisions of the said Act being satisfied that the proposed acquisition was needed for the aforesaid purpose and that the said work was likely to prove useful to public, consented to acquire the said land on behalf of the said Company.

B. Pursuant to the provisions of Section 41 of the said Act, the said company entered into an Agreement with the Governor of Bengal on 2nd day of August, 1946 (hereinafter referred to as the said 1st agreement) whereby it was inter alia agreed that the said company should pay to the Government of Bengal all compensation to be awarded and all costs, charges and expenses payable in respect of the said acquisition and the said company should construct and complete on the said land the necessary buildings and plant for the said abrasives and rubber products, office, staff quarters, godowns and kooli lines within two years from the date on which possession of the said land should be given to the said company and it was also

agreed that the Governor of Bengal should execute and do all acts and deeds necessary and proper for vesting the said company

C. Subsequently the Governor of Bengal proceeded to acquire the said land and a declaration No. 5894 L.A. dated 5th August, 1946 under Section 6 of the said Act stating that the land was needed for the said purpose was duly published in the Calcutta gazette on 15th August, 1946.

D. Thereafter the Collector of 24-Parganas having duly held an enquiry made an award of compensation under Section 11 of the said Act and duly took possession under Section 16 of the said Act the said land which therefore vested absolutely in the Crown free from all encumbrances. On 10th May, 1947 the Governor of Bengal handed over the possession of the said land to the said company.

E. The said Company on the 17th September, 1957 duly deposited with the Collector, a total sum of Rs. 87,351.16 paise being the amount so far demanded under clause (1) of the said 1st agreement under Section 41 of the Land Acquisition Act 1 of 1984. The said company further admitted its liability to pay any further sum or sums demanded under clause (2) of the said 1st Agreement.

F. The said land then vested in State of West Bengal in trust for the said company and the said company duly requested the Governor on behalf of State of West Bengal to execute those presents for the purpose of vesting the said land in the said company in accordance with the said 1st agreement.

G. By a registered Deed of Indenture dated 21st day of May 1959 made between the said Governor of West Bengal therein called the Vendor of the One Part and the said K.L. Thirani & Co. Ltd. therein called the Purchaser of the Other Part and registered at the Sub-Registrar, Cossipore Dum Dum and entered in Book No. I Volume No. 102 at Pages 19 to 24 Being No. 6451 for the year 1959, the Governor of West Bengal for the consideration therein mentioned granted sold transferred and conveyed unto the said K.L. Thirani & Co. ALL THAT piece or parcel of land hereditaments and premises situated in the village Bonhoogly, Thana Baranagar, Sub-Registry Cossipore Dum Dum, Pargana Calcutta in the district of 24-Parganas comprising earlier cadastral Plot No. 510 and portion of cadastral survey Plot Nos. 496, 497 and 498 now known and renumbered as survey Dag No. 496/2490 admeasuring 0.12 acre, Dag No. 496 admeasuring 1.03 acre, Dag No.

496/2491 admeasuring 0.20 acre and Dag No. 510 admeasuring 1.49 acre aggregating to 2.84 acre (8 Bighas 11 Cottahs and 13 Chittaks) be the same a little more or less bearing Holding Nos. 480, 482 and 483 respectively under Modified Khatian No. 1362 being Municipal Premises No. 125 and 127 B.T. Road, Calcutta-700 035 containing asbestos shed of 5144.61 sq. meter (55356.06 Square feet) be the same a little more or less fully described in the Schedule thereunder as well as in the First Schedule hereunder written absolutely and for ever.

H. By an Order dated 24th August, 1993 passed by the Hon'ble High Court at Calcutta in Company Petition No. 88 of 1991, the said company has been directed to be wound up and the Official Liquidator, High Court, Calcutta became the liquidator of the said company thereafter referred to as the "said company (in liquidation)".

I. In terms of the said Order of winding up of the said company (in liquidation) dated 24th August, 1993 the Official Liquidator, High Court, Calcutta being the Liquidator of the said company (in liquidation) took possession of the entire assets and properties of the said company (in liquidation).

J. In terms of the Order of the Hon'ble High Court, Calcutta passed in C.P. No. 88 of 1991, the Official Liquidator, High Court, Calcutta published a sale Notice in the newspapers inviting intending offers to make offer for the purchase of the entire assets and properties of the said company (in liquidation) as a going concern and "as is where is basis".

K. Pursuant to the said notice of the Official Liquidator, High Court, Calcutta One M/s. Shreyashi Tradecom Pvt. Ltd. also made an offer for a sum of Rs. 70,00,000/- (Rupees Seventy lacs only) for the purchase of entire assets and properties of the said company (in liquidation) before the Hon'ble High Court, Calcutta as a going concern and as is where is basis and in an open auction conducted by the Hon'ble High Court, Calcutta. The offer made by the said M/s. Shreyashi Tradecom Pvt. Ltd. became the highest offer and as a result thereof by an order dated 31st March, 2000 the Hon'ble Mr. Justice Pinaki Chandra Ghosh was pleased to confirm the aforesaid sale of the entire assets and properties of the said company (in liquidation) in favour of the said M/s. Shreyashi Tradecom Pvt. Ltd. for a total sum of Rs. 70,00,000/- (Rupees Seventy lacs only) as a going concern with a direction to the purchaser to pay and/or take all the liabilities of the workman of the said company (in liquidation) and the dues of the Provident Fund

[Signature]

Authority with a further direction that after payment of full consideration of such sale to the Official Liquidator, High Court, Calcutta, the possession will be handed over to the Purchaser.

L. The Hon'ble High Court at Calcutta by its Order dated 31st March, 2000 duly accepted the offer of the said M/s. Shreyashi Tradecom Pvt. Ltd. for sale of all assets and properties of the said company (in liquidation) for a total consideration of Rs. 70,00,000/- (Rupees Seventy lacs only). In pursuance of the aforesaid order of confirmation of sale dated 31.03.2000 the said M/s. Shreyashi Tradecom Pvt. Ltd. or or about 28.04.2000 paid the entire consideration of the said sum of Rs. 70,00,000/- (Rupees Seventy lacs only) to the Official Liquidator, High Court, Calcutta and The Official Liquidator, High Court Calcutta duly accepted the same by acknowledging receipts thereof Vide receipt No. 22409 dated 18.04.2000 for Rs. 17,50,000/- and receipt No. 22438 dated 05.05.2000 for Rs. 52,50,000/- both in Book No. 616.

M. After receiving the entire sale proceeds as aforesaid the Official Liquidator, High Court, Calcutta on 15.05.2000 and 17.05.2000 handed over the assets and properties of the said company (in liquidation) on as is where is basis to the said M/s. Shreyashi Tradecom Pvt. Ltd.

N. By a Registered Deed of Conveyance dated 18th day of September, 2002 made between The Official Liquidator, High Court, Calcutta being the Liquidator of the said K.L. Thirani & Co. Ltd. (in liquidation) having its office at 9, Old Post Office Street, 5th floor, Kolkata-700 001 therein called the Vendor of the One Part and the said M/s. Shreyashi Tradecom Pvt. Ltd. a company incorporated under the provisions of Companies' Act, 1956 having its registered office at 1 & 3, Brabourne Road, Kolkata-700 001 therein called the Purchaser of the Other Part and resgistered at the Office of the Additional District Sub-Registrar Cossipore Dum Dum in Book No. I Volume No. 2 at Pages 59 to 74 Being No. 48 for the year 2003 the said Official Liquidator, High Court, Kolkata being the liquidator of K.L. Thirani & Co. Ltd. (in liquidation) for the consideration therein mentioned granted sold transferred and conveyed unto the said M/s. Shreyashi Tradecom Pvt. Ltd. the Purchaser therein ALL THAT piece or parcel of land hereditaments and premises together with asbestos shed structure thereon standing containing a total area of 2.84 acres equivalent to 8 Bighas 11 Cottahs and 13 Chittaks more or less situate lying at and being Premises No. 125 and 127, B.T. Road, Kolkata-700 035 within

2

the jurisdiction of Baranagar Municipality comprised in Dag No. 496/2490, 496, 496/2421 and 510 under Khatian No. 1362 of Mouza Bonhooghly in the district of North 24-Pargans fully described in the Schedule thereunder as well as First Schedule hereunder written absolutely and for ever.

O. After purchase as aforesaid the said M/s. Shreyashi Tradecom Pvt. Ltd. mutated its name in the records of the Baranagar Municipality in respect of the said above mentioned land being Plot No. 125 & 127, B.T. Road and the said Municipality has assessed the said plot of land as Plot No. 125 of B.T. Road, Kolkata-700 035 being Municipal Holding No. 538 of B.T. Road.

P. Thus the said M/s. Shreyashi Tradecom Pvt. Ltd. then became Owner and absolutely seised and possessed of the said piece or parcel of land hereditaments and premises containing total area of 2.84 acres equivalent to 8 Bighas 11 Cottahs and 13 Chittaks more or less situate lying at and being Premises No. 125 B.T. Road, (formerly No. 125 & 127, B.T. Road) Kolkata-700 035 being Municipal Holding No. 538 of B.T. Road under Ward No. 32 within the jurisdiction of Baranagar Municipality under Baranagar Police Station comprised in Dag No. 496/2490, 496, 496/2421 and 510 under Khatian No. 1362 of Mouza Bonhooghly in the district of North 24-Pargans.

Q. By an Indenture of Conveyance dated 28th day of November 2003 made between the said M/s. Shreyashi Tradecom Pvt. Ltd. therein called the Vendor of the One Part and the said Mrs. Bhawna Kapoor the Vendor No. 1 herein therein called the Purchaser of the Other Part and registered at the Cossipore Dum Dum Sub-Registration Office in Book No. I Being No. 00910 for the year 2003 the said M/s. Shreyashi Tradecom Pvt. Ltd. for the consideration therein mentioned granted sold transferred and conveyed unto the said Mrs. Bhawna Kapoor the Vendor No. 1 herein ALL THAT portion of piece or parcel of land hereditaments and premises together with a asbestos shed structure (measuring 5390 Square feet) thereon standing containing an area of 8 Cottahs 6 Chittaks and 17 Square feet equivalent to the area of 6047 Square feet more or less situate lying at and being portion of Municipal Premises No. 125 B.T. Road, Kolkata-700 035 being part of Holding No. 538 of B.T. Road under Ward No. 32 within the jurisdiction of Baranagar Municipality under Baranagar Police Station comprised in part of Dag No. 496 under Khatian No. 1362 of Mouza Bonhooghly in the district of North 24-Pargans fully described in the Schedule thereunder written absolutely and for ever.

R. By another Indenture of Conveyance dated 28th day of November 2003 made between the said M/s. Shreyashi Tradecom Pvt. Ltd. therein called the Vendor of the One Part and the said Mrs. Bhawna Kapoor and Mr. Siddharth Vohra the Vendors herein therein called the Purchaser of the Other Part and registered at the Cossipore Dum Dum Sub-Registration Office in Book No. 1 Being No.00911 for the year 2003 the said M/s. Shreyashi Tradecom Pvt. Ltd. for the consideration therein mentioned granted sold transferred and conveyed unto the said Mrs. Bhawna Kapoor & another the Vendors herein ALL THAT portion of piece or parcel of land hereditaments and premises together with a asbestos shed structure (measuring 250 Square feet) thereon standing containing an area of 4 Cottahs 7 Chittaks and 2 Square feet equivalent to the area of 3199 Square feet more or less situate lying at and being portion of Municipal Premises No. 125 B.T. Road, Kolkata-700 035 under Ward No. 32 within the jurisdiction of Baranagar Municipality under Baranagar Municipality comprised in part of Dag No.496 under Khatian No. 1362 of Mouza Bonhooghly in the district of North 24-Parganas fully described in the Schedule thereunder written absolutely and for ever.

S. Thus the said Mrs. Bhawna Kapoor and Mr. Siddharth Vohra the Vendors herein are absolutely seised and possessed of the portion of the said pieces or parcels of land hereditaments and premises together with asbestos shed structures (measuring 5640 Square feet more or less) thereon standing containing total area of 12 Cottahs 13 Chittaks and 19 Square feet equivalent to the area of 9246 Square feet more or less (out of which Mrs. Bhawna Kapoor the Vendor No. 1 herein is entitled to an area of 8 Cottahs 6 Chittaks and 17 Square feet more or less and Mrs. Bhawna Kapoor and Mr. Siddharth Vohra the Vendors herein are jointly entitled to an area of 4 Cottahs 7 Chittaks and 2 Square feet more or less thus totaling an area of 12 Cottahs 13 Chittaks and 19 Square feet more or less) situate lying at and being portion of Municipal Premises No. 125 B.T. Road, Kolkata-700 035 under Ward No. 32 within the jurisdiction of Baranagar Municipality under Baranagar Police Station comprised in part of Dag No. 496 under Khatian No. 1362 of Mouza Bonhooghly in the district of North 24-Parganas fully described in the Second Schedule hereunder written (hereinafter referred to as 'the said property') free from all encumbrances and liabilities whatsoever.

T. The Vendors herein stated and declared that the said property is not affected by any attachment including any attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise

SKY TOUCH INFRASTRUCTURE

Siddharth Vohra
Partner

whatsoever and that there are no certificate cases or proceedings pending against the Vendors for realisation of arrears of Recovery Act or any other act for the time being in force.

U. The Purchaser has taken inspection of the abstracts of title and also the mutation certificate in the name of the predecessor in title relating to the said property and made himself fully conversant with the contents hereof and has fully satisfied himself as to the Title of the Vendors.

V. By an Agreement dated 24th day of February 2006 made between the Vendors herein therein called the Vendors of the One Part and the Purchaser herein therein called the Purchaser of the Other Part whereby the Vendors agree to sell and the Purchaser agrees to purchase the said property being portion of the said pieces or parcels of land hereditaments and premises together with asbestos shed structures (measuring 5640 Square feet more or less) thereon standing containing an area of 12 Cottahs 13 Chittaks and 19 Square feet equivalent to the area of 9246 Square feet more or less situate lying at and being portion of Municipal Premises No. 125 B.T. Road, Kolkata-700 035 under Ward No. 32 within the jurisdiction of Baranagar Municipality under Baranagar Police Station comprised in part of Dag No. 496 under Khatian No. 1362 of Mouza Bonhooghly in the district of North 24-Parganas fully described in the Schedule hereunder written free from all encumbrances, attachments, liens, lispens etc. and subject to the good title being made out thereto by the Vendors at their own costs at or for the consideration of Rs. 37,93,900/- (Rupees Thirty seven lacs ninety three thousand nine hundred only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the premises aforesaid and in consideration of the said sum of Rs. 37,93,900/- (Rupees Thirty seven lacs ninety three thousand nine hundred only) of lawful money of Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipts whereof the Vendors do and each of them doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby acquit release and for ever discharge the Purchaser and the said property hereby absolutely granted sold and conveyed) the Vendors do and each of them doth hereby absolutely and indefeasibly grant convey sell transfer assign and assure unto the Purchaser ALL THAT portion of the pieces or parcels of land hereditaments and premises together with asbestos shed structures (measuring

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SKY TOUCH INFRASTRUCTURE
Sangam Bhandari
Partner

5640 Square feet more or less) thereon standing containing an area of 12 Cottahs 13 Chittaks and 19 Square feet equivalent to the area of 9246 Square feet more or less situate lying at and being portion of Municipal Premises No. 125 B.T. Road, Kolkata-700 035 under Ward No. 32 within the jurisdiction of Baranagar Municipality under Baranagar Police Station comprised in part of Dag No. 496 under Khatian No. 1362 of Mouza Bonhooghly in the district of North 24-Parganas fully described in the Schedule hereunder written and fully delineated in the map or plan annexed hereto and thereon shown in 'RED' border (hereinafter for the sake of brevity referred to as 'the said premises') OR HOWSOEVER OTHERWISE the said premises or any part thereof heretofore were or was or now are or is situated tenanted butted bounded called known numbered described or distinguished TOGETHER WITH all building sheds, structures, erections, walls, boundary walls, pits areas, yards, court yards, waters, water courses, water connection, electric and sanitary connections, fittings and fixtures, sewers, drains, ways, paths and passages, AND all manner of former and other rights lights liberties advantages easements privileges emoluments appendages and appurtenances whatsoever to the said premises or any part thereof belonging or in anywise appertaining or which with the same or any part thereof now are or is or any time or times heretofore were or was held used occupied or enjoyed or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders AND the rents issues and profits thereof and every part thereof AND all the legal incidents and inheritance thereof AND all the estate rights title interest use possession property claim and demand whatsoever both at law and in equity of the Vendors in to and upon the said premises or any part thereof TOGETHER WITH all deeds pottahs muniments writings and evidences of title in anywise relating to the said premises or any part or parcel thereof which now are or hereafter shall or may be in the custody power or possession of the Vendors or which the Vendors can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said premises AND ALL AND SINGULAR other the premises hereby granted conveyed and transferred or expressed or intended so to be and every part thereof TOGETHER WITH all its rights, title, interest and appurtenances unto and to the use of the Purchaser absolutely and for ever free from all encumbrances whatsoever.

AND the Vendors do and each of them doth hereby covenant with the Purchaser (1) THAT notwithstanding any act deed matter or things by the Vendors done or executed or suffered to the contrary, the Vendors are absolutely seised and possessed of or otherwise well and sufficiently entitled as an estate equivalent to an

2

SKY TOUCH INFRASTRUCTURE
Sagar Bhandari
Partner

absolute estate of inheritance in fee simple in possession to the said premises and every part thereof AND (2) THAT notwithstanding as aforesaid the Vendors now hath in themselves good right full power absolute authority and indefeasible title to grant sell transfer convey assign and assure all and singular the said premises hereby granted sold transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid according to the true intent and meaning of these presents AND (3) THAT the Purchaser shall and will and may from time to time and at all time hereafter peaceably and quietly enter into hold possess and enjoy the said premises hereby granted and conveyed receive and to take the rents issues and profits thereof and every part thereof without any lawful trouble hindrance eviction interruption disturbance claim and demand whatsoever from or by the Vendors all persons claiming from under or trust for the Vendors AND (4) THAT free and clear and freely and clearly and absolutely acquitted exonerated discharged and released or otherwise by and at the costs of the Vendors well and sufficiently saved defended kept harmless and indemnified of from and against all and all manner and other charges mortgages claims demands liens lispendens attachments encumbrances whatsoever created by the Vendors AND (5) THAT the Vendors and all persons having or claiming any estate right title interest property claim and whatsoever both at law and in equity in to or upon the said premises hereby granted sold transferred and conveyed assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendors or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and costs of the Purchaser and do and execute or cause to be done and executed the all such assurances acts deeds matters and things for further better and more effectually granting selling transferring or assuring the said premises and every part or parcel thereof unto and to the use of the Purchaser shall or may be reasonably required AND (6) THAT the said property is not affected by any attachment including the attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases of proceedings pending against the Vendors for realisation or arrears of Recovery Act or any other Act for the time being in force and that said premises is not affected by any notice or scheme of the Baranagar or the Kolkata Metropolitan Development Authority or the Government of any other Public Body or Bodies and that no declaration has been made or published for the acquisition of the said premises or any part thereof under the land Acquisition act or any other act for the time being in force for acquisition of the said premise and the said premises or any portion thereof is not

2

SKY TOUCH INFRASTRUCTURE
 Partner
 Sushant Bhandari

affected by any notice for acquisition or requisition under the defence of India Act or rules framed thereunder or any other Acts or enactment whatsoever.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT pieces or parcels of land hereditaments and premises together with asbestos shed structures (553566.06 Square feet more or less) thereon standing containing an area of 8 Bighas 11 Cottahs and 13 Chittaks equivalent to the area of 2.84 acre more or less situate lying at and being Municipal Plot No. 125 (formerly Nos. 125 and 127) of B.T. Road, Kolkata-700 035 being Municipal Holding No.538 (formerly Nos. 480 and 482) of B.T. Road under Ward No. 32 within the jurisdiction of Baranagar Municipality under Cossipore Dum Dum Sub-Registration Office within Baranagar Municipality comprised in part of Dag Nos. 496, 497, 498, 496/2490, 496/2491 and 510 under Khatian No. 1362 of Mouza Bonhooghly of North 24-Parganas Collectorate in the district of North 24-Parganas.

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT pieces or parcels of land hereditaments and premises together with asbestos shed structures (measuring 5640 Square feet more or less) thereon standing containing an area of 12 Cottahs 13 Chittaks and 19 Square feet equivalent to the area of 9246 Square feet more or less situate lying at and being portion of Municipal Premises No. 125 B.T. Road, Kolkata - 700 108 (formerly Kolkata - 700 035) under Ward No. 32 within the jurisdiction of Baranagar Municipality under Cossipore Dum Dum Sub-Registration Office within Baranagar Police Station comprised in part of Dag No.496 under Khatian No. 1362 of Mouza Bonhooghly of North 24-Parganas Collectorate in the district of North 24-Parganas

The said portion of Municipal Premises No. 125 is butted and bounded as follows:-

ON THE NORTH : By Shed & land of Shreyashi Trade Com. Pvt. Ltd.
ON THE EAST : By Shed & land of Shreyashi Trade Com. Pvt. Ltd.
ON THE SOUTH : By Shed & land of Shreyashi Trade Com. Pvt. Ltd.
ON THE WEST : By Municipal Road.

All of the said B.T. Road

SKY TOUCH INFRASTRUCTURE
Sugun Bandyopadhyay

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

SIGNED AND DELIVERED by
the VENDORS at Kolkata
in presence of

Bhavana Kapoor

Kiddinoktha, Kolkata

1. VICKY KAPOOR
162 BLOCK G
3rd FLOOR
NEW ALIPUR
KOLKATA - 700053

VI. Kapoor

2. Debarish Dutta
1, Barister P. Mitra
Road Kol - 35

SIGNED AND DELIVERED by
the PURCHASER at Kolkata
in presence of

Debarish Dutta

1. VICKY KAPOOR

VI. Kapoor

2. Debarish Dutta

Drafted by me and
prepared in my office:

D. K. Dutta
Advocate
(D. K. DUTTA)
High Court, Kolkata

11

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 37,93,900/- (Rupees Thirty seven lacs ninety three thousand nine hundred only) in full payment of consideration money as per memo below

MEMO OF CONSIDERATION

By D.D. No. 003881 dated 20.02.2006	Rs. 3,00,000=00
On UBI Bank, Alam Bazar Branch, Kolkata	
By Cheque No. 14943 dated 21.03.2006	Rs. 1,32,500=00
By Cheque No. 14944 dated 21.04.2006	Rs. 1,31,416=00
By Cheque No. 14945 dated 21.05.2006	Rs. 1,30,333=00
By Cheque No. 14947 dated 21.06.2006	Rs. 1,29,250=00
By Cheque No. 14948 dated 21.07.2006	Rs. 1,28,166=00
By Cheque No. 14949 dated 21.08.2006	Rs. 1,27,083=00
By Cheque No. 14950 dated 21.09.2006	Rs. 1,26,000=00
By Cheque No. 14951 dated 21.10.2006	Rs. 1,24,916=00
By Cheque No. 14952 dated 21.11.2006	Rs. 1,23,833=00
By Cheque No. 14953 dated 21.12.2006	Rs. 1,22,750=00
By Cheque No. 14954 dated 21.01.2007	Rs. 1,21,667=00
By Cheque No. 14955 dated 21.02.2007	Rs. 1,20,683=00
By Cheque No. 14956 dated 21.03.2007	Rs. 1,19,500=00
By Cheque No. 14957 dated 21.04.2007	Rs. 1,18,470=00
By Cheque No. 14958 dated 21.05.2007	Rs. 1,17,333=00
By Cheque No. 14959 dated 21.06.2007	Rs. 1,15,000=00
By Cheque No. 14960 dated 21.07.2007	Rs. 1,14,000=00
By Cheque No. 14961 dated 21.08.2007	Rs. 1,13,000=00
By Cheque No. 14962 dated 21.09.2007	Rs. 1,12,000=00
By Cheque No. 14963 dated 21.10.2007	Rs. 1,11,000=00
By Cheque No. 14964 dated 21.11.2007	Rs. 1,10,000=00
By Cheque No. 14965 dated 21.12.2007	Rs. 1,09,000=00

SKY TOUCH INFRASTRUCTURE
Jesha Bando

Bhawna Kapoor
Siddhant Vohra

By Cheque No. 14966 dated 21.01.2008	Rs. 1,08,000=00
By Cheque No. 14967 dated 21.02.2008	Rs. 1,07,000=00
By Cheque No. 14969 dated 21.03.2008	Rs. 1,06,000=00
By Cheque No. 14970 dated 21.04.2008	Rs. 1,05,000=00
By Cheque No. 14972 dated 21.05.2008	Rs. 1,04,000=00
By Cheque No. 14973 dated 21.06.2008	Rs. 1,03,000=00
By Banker's Cheque No. 26950 dated 01.07.2008	Rs. 2,03,000=00
All on UTI Bank Ltd., Dunlop Branch, Kolkata	

Total - Rs. 37,93,900=00

(Rupees Thirty seven lacs ninety three thousand nine hundred only).

Behavans Kapoor

Siddhant Vohra

WITNESSES:

1. VICKY KAPOOR

V Kapoor

2. Debashish Dutta

Page No. _____
 Volume No. _____
 Date _____



Add District & Registrar
 Gossipore Dum Dum, 24.7.2008

JUL 2008



Add District & Registrar
 Gossipore Dum Dum, 24.7.2008

SKY TOUCH INFRASTRUCTURE

Soupar Bandu

Partner



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

Endorsement For Deed Number : I - 04802 of 2012
(Serial No. 06295 of 2008)

On 07/07/2008

Payment of Fees:

Amount By Cash

(Under Article : A(1) = 41723/- E = 7/- on 07/07/2008)

Deficit stamp duty

Deficit stamp duty

1. Rs. 15600/- is paid, by the draft number 500481, Draft Date 08/07/2008, Bank Name State Bank of India, Bangur Ave, received on 07/07/2008
2. Rs. 49000/- is paid, by the draft number 500482, Draft Date 08/07/2008, Bank Name State Bank of India, Bangur Ave, received on 07/07/2008
3. Rs. 49000/- is paid, by the draft number 500483, Draft Date 08/07/2008, Bank Name State Bank of India, Bangur Ave, received on 07/07/2008
4. Rs. 49000/- is paid, by the draft number 500484, Draft Date 08/07/2008, Bank Name State Bank of India, Bangur Ave, received on 07/07/2008
5. Rs. 49000/- is paid, by the draft number 500485, Draft Date 08/07/2008, Bank Name State Bank of India, Bangur Ave, received on 07/07/2008
6. Rs. 49000/- is paid, by the draft number 500486, Draft Date 08/07/2008, Bank Name State Bank of India, Bangur Ave, received on 07/07/2008

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

Presented for registration at 18.00 hrs on :07/07/2008, at the Private residence by Brojen Dutta, Claimant.

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

Execution is admitted on 07/07/2008 by

1. Bhawna Kapoor, wife of Vicky Kapoor , BI- G, 162, Thana:-New Alipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
2. Siddharth Vohra, wife of . . . , BI- G, 162, Thana:-New Alipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
3. Brojen Dutta, son of Late Tarak Nath Dutta , 1/1, Barister P Mitra Rd, Thana:-Baranagar, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700035, By Caste Hindu, By Profession : Business



(Utpal Kumar Basu)

A. D. S. R. COSSIPORE DUMDUM

EndorsementPage 1 of 3

05/05/2012 18:41:00



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

Endorsement For Deed Number : I - 04802 of 2012

(Serial No. 06295 of 2008)

Identified By Vicky Kapoor, son of K N Kapoor, BI G, 162, Thana:-New Alipore, P.O. :-
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession:
Business.

()
A. D. S. R. COSSIPORE DUMDUM

On 25/04/2012

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been
assessed at Rs -3,49,32,400/-

Certified that the required stamp duty of this document is Rs.- 2445278 /- and the Stamp duty paid as:
Impressive Rs - 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 1830370/- is paid, by the draft number 855735, Draft-Date 05/04/2012, Bank
Name State Bank of India, State Bank Of India N I O H. B T Road Kolkata, received on 25/04/2012

Payment of Fees:

Amount By Cash

Rs. 342529 00/-, on 25/04/2012

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

On 14/05/2012

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, 4 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms
Act, 1955; Court fee stamp paid Rs.10/-

Deficit stamp duty

Deficit stamp duty Rs. 349320/- is paid, by the draft number 855881, Draft Date 02/05/2012, Bank
Name State Bank of India, State Bank Of India. N I O H. B T Road Kolkata, received on 14/05/2012

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 14/05/2012



(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM
EndorsementPage 2 of 3

15/05/2012 18:41:00

Partner
Sangam (Banda)
KINETOCH INFRASTRUCTURE



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

Endorsement For Deed Number : I - 04802 of 2012
(Serial No. 06295 of 2008)

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



(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM
EndorsementPage 3 of 3

SKY TOUCH INFRASTRUCTURE

Sudam Bardui
Partner

/05/2012 18:41:00

SITE & CONVEYANCE DEED PLAN OF PRE. NO.- 125, B.T. ROAD,
BEKATA-108, P.S.- BARANAGAR, DIST- 24 PARGANAS(N), DAG NO.- 496,
KHATIAN NO.- 1362, HOLDING NO.- 480, MOUZA- BONHOOGLY, WARD NO.- 32.

LAND AREA = 12KT-13CH-19SFT=9246 SFT (MORE OR LESS)
COVERED AREA = 250 SFT. + 5390 SFT. = 5640 SFT.

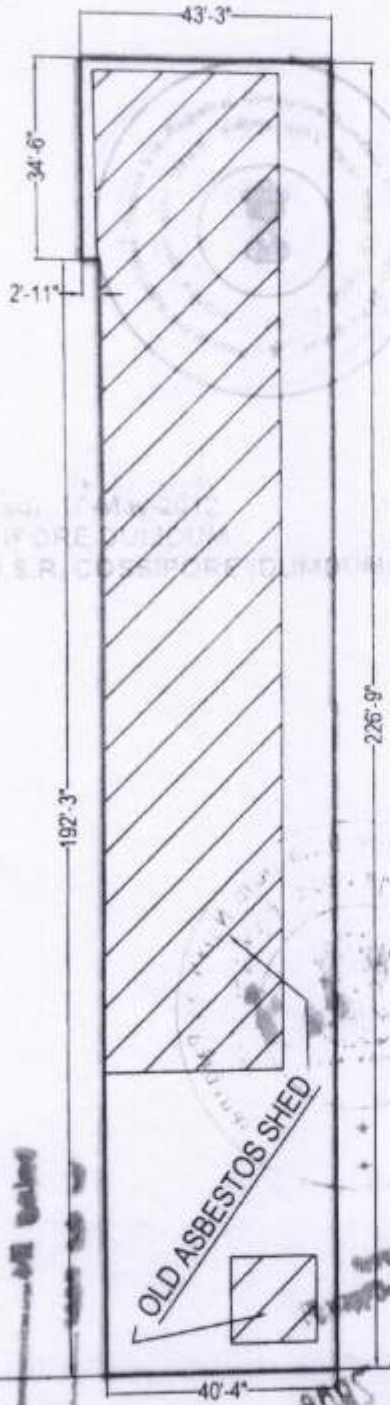
PROPOSED PORTION SHOWN IN RED

SCALE :- 1"=32'-0"

SHED + LAND OF SHREYASHI
TRADE COM PVT. LTD.

SHED + LAND OF SHREYASHI
TRADE COM PVT. LTD.

SHED + LAND OF SHREYASHI
TRADE COM PVT. LTD.



[Handwritten Signature]
SIGNATURE OF VENDOR.

[Handwritten Signature]
SIGNATURE OF VENDEE.

[Handwritten Signature]
 SKY TOUCH INFRASTRUCTURE
 Partner



PROCESSED FOR
COPIES
= A39A QM
ON MAIL
710

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 6412 to 6432
being No 04802 for the year 2012.



(Utpal Kumar Basu) 17 May 2012
A. D. S. R. COSSIPORE DUMDUM
Office of the A.D.S.R. COSSIPORE (DUMDUM)
West Bengal

SKY TOUCH INFRASTRUCTURE
Sugan Bera
Partner

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAJMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

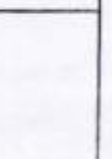
N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 <i>Shweta Kapoor</i>	LH.					
	RH.					

ATTESTED :- *Shweta Kapoor*

 <i>Siddharth Vohra</i>	LH.					
	RH.					

ATTESTED :-

 <i>Brijendra Datta</i>	LH.					
	RH.					

ATTESTED :-

SKY TOUCH INFRASTRUCTURE

Sudhakar Bhandari

PATNER