

BENNETT PROPERTY HOLDINGS COMPANY LIMITED,

.....VENDOR

AND

NIRMALKUNJ TOWERS PRIVATE LIMITED,

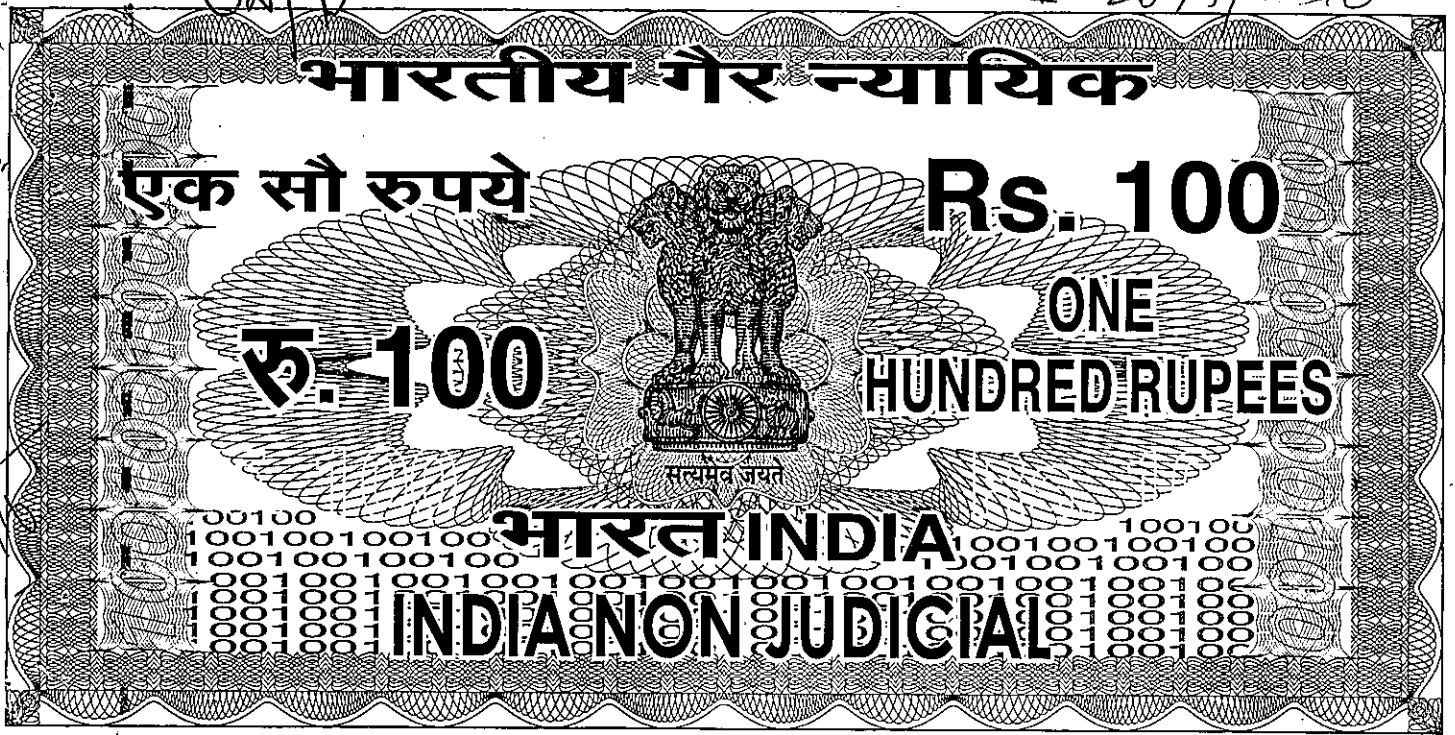
.....PURCHASER

DEED OF CONVEYANCE

02945

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I-2894/2016



9/5/16

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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District Sub-Registrar,
Registrar U/S 7(2) of
Registration Act 1908
Kolkata, South 24 Parganas
MAY 2016
12/5/16

THIS DEED OF CONVEYANCE is made this 9th day of May Two Thousand and Sixteen;

BETWEEN

BENNETT PROPERTY HOLDINGS COMPANY LIMITED, (PAN No. AAECB3780H) a Company incorporated under the Companies Act, 1956 and an existing Company within the meaning of the Companies Act, 2013, having its registered office at Times Tower, 5th Floor, Kamala Mills Compound, P.S. N.M. Joshi Marg, P.O. Delisle Road, Mumbai - 400013 represented by its Authorised Signatory, having been authorised by an resolution dated 16.12.2015, Sri Sachin Tulsyan (PAN No. ABVPT2914J) son of Sri Sushil Tulsyan, residing at D/203, Poonam Apartments, Dr. Annie Besant Road, Police Station and Post Office Worli, Mumbai-400018, hereinafter referred to as the "VENDOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and/or assigns) of the ONE PART;

AND

APAL SUBCOMAS
[Signature]
[Date]
[Place]

SL. NO. 4316 DATE.....
NAME.....
ADD.....
AMT. 1000

06 MAY 2016

B. K. JAIN & CO.
Advocate
6A, Kiran Sankar Roy Road
Kolkata - 700001

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MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



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Registrar U/S 7(2) of
Registration Act 1908
Allpore, South 24 Parganas

06 MAY 2016

[Signature]
SANDEEP JAIN
(Advocate)
6A, K. S Roy Road,
Gr. Floor, Calcutta-1

NIRMALKUNJ TOWERS PRIVATE LIMITED, (PAN No. AAFCN1459E) a Company incorporated under the Companies Act, 1956 and an existing Company within the meaning of the Companies Act, 2013, having its registered office at 12B, Mandeville Gardens, Flat No. 1C, P.S. Gariahat, P.O. Ballygunge, Kolkata-700 019, represented by its Authorised Signatory **Mr. Harsh Kumar Jain**, (PAN No. ACLPJ5319A) son of Mahendra Kumar Jain (Pandya), residing at 34/1V, Ballygunge Circular Road, P.O. & P.S. Ballygunge, Kolkata-700019, hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and/or assigns) of the **OTHER PART**:

WHEREAS:

A. Originally one Naga Hills Ply Industries Private Limited of No.5, Amratolla Street, Kolkata - 700 001 (hereinafter referred to as the "Original owner") was seized and possessed of or otherwise well and sufficiently entitled as absolute owner in respect of **All That** the pieces or parcels of **Plots of Sali Land** in aggregate measuring **10.6650 Acres** be the same a little more or less situated, lying at and comprised in **Mouza - Bhasa, J.L. No.20, under Paschim Bishnupur Gram Panchayat, Diamond Harbour Road, Police Station Bishnupur, District - 24-Parganas (South)**, more fully described in the *First Schedule* hereunder written (hereinafter referred to as the "said Land").

B. By an Indenture of Conveyance dated **4th November, 2006** registered in Book No. I, Volume No. I, Pages 1 to 21, being No.16103 for the year 2006 at the office of the Additional Registrar of Assurances-I, Kolkata, the said Original Owner Naga Hills Ply Industries Pvt. Ltd. sold, transferred and conveyed unto and in favour of Bennett Coleman & Company Limited the "said Land", more fully described in the *Schedule* thereunder written as also *First Schedule* hereunder written.

C. By a Deed of Declaration dated the **26th June, 2007** made between Naga Hills Ply Industries Private Limited of the One Part and Bennett Coleman & Company Limited of the Other Part registered in Book No.I being Deed No.07620 for the year 2007 at the office of the Additional



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Registrar of Assurances-I, Kolkata, the said registered Deed of Conveyance dated the 4th November, 2006 was modified by declaring that "L.R. Dag No.1375" appearing at Page No.13 of the said Deed against Serial No.5 of the Schedule be read as "L.R. Dag No.1371" and that "L.R. Dag No.1371" appearing at Page No.14 of the said Deed against Serial No.19 of the Schedule be read as "L.R. Dag No.1363".

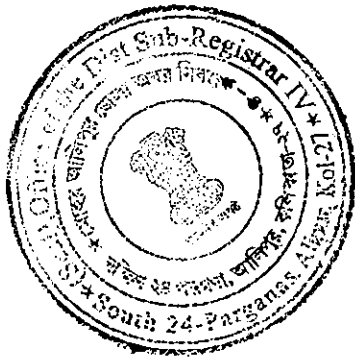
D. In the premises aforesaid, the said Bennett Coleman & Company Limited had become seized and possessed of or otherwise well and sufficiently entitled as the absolute owner in respect of the "said Land", more fully described in the *First Schedule* hereunder written, free from all encumbrances whatsoever.

E. Since after purchase of the "said Land", the said Bennett Coleman & Company Limited duly applied for and got its name mutated as the owner in respect of the "said Land" vide **Khatian No.2233** in the records of the Block Land and Land Reforms Officer, Bishnupur-I, South 24-Parganas.

F. The said Bennett Coleman & Company Limited along with Bennett Property Holdings Company Limited, the Vendor herein had jointly filed a Petition under Sections 391 to 394 of the Companies Act, 1956 before the Hon'ble High Court of Judicature at Bombay in its Ordinary Original Civil Jurisdiction being Company Scheme Petition No.427 of 2011 and Company Scheme Petition No.428 of 2011, which were disposed of by orders dated 14th October 2011, 20th October 2011 and 2nd December 2011, whereupon inter alia the "said Land", belonging to the said Bennett Coleman & Company Limited had stood transferred in the name and favour of the Vendor herein;

G. In the premises aforesaid, Bennett Property Holdings Company Limited, the Vendor herein became seized and possessed of or otherwise well and sufficiently entitled as the absolute owner in respect of "said Land", more fully and particularly described in the *First Schedule* hereunder written and accordingly, the Vendor has been and is in exclusive possession, occupation, use and enjoyment of the same as the Owner thereof.

H. Bennett Property Holdings Company Limited, the Vendor herein duly applied for and got its name mutated as the owner in respect of the "said



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Land" vide **Khatian No.4402** in the records of the Block Land and Land Reforms Officer, Bishnupur-I, South 24-Parganas.

I. The Purchaser abovenamed being desirous of purchasing and/or acquiring portion of the "said Land" being **All That** the piece or parcel of Plot of Sali Land measuring about **10.00 Decimals**, be the same a little more or less situated lying at and comprised in **R.S. Dag No. 1532 corresponding LR Dag No. 1581, under Khatian No.4402 within Mouza - Bhasa, J.L. No.20, under Paschim Bishnupur Gram Panchayat, Diamond Harbour Road, P.S. Bishnupur, District - 24-Parganas (South)**, more fully described in the *Second Schedule* hereunder written with the existing structure thereon (hereinafter referred to as the "**said Plot of Land**"), approached the Vendor.

J. The Vendor abovenamed on being approached by the Purchaser as aforesaid, represented and assured the Purchaser as follows:-

- (a) That the Vendor is the sole and absolute owner in respect of "said Plot of Land", more fully described in the *Second Schedule* hereunder written;
- (b) That the "said Plot of Land" is free from all encumbrances, mortgages, charges, liens, lispendens, claims, demands, liabilities, leases, tenancies, acquisitions, requisitions alignments, trusts, Barga and Wakf whatsoever and that the Vendor herein has been and still is in lawful, vacant, khas and peaceful possession of the "said Plot of Land" as the owner thereof;
- (c) That the original Title deeds and other related documents in respect of the "said Land" are lying in the custody and possession of the Vendor and the same have not been deposited with any person or party with an intention to create equitable mortgage or as security for payment of any money or performance of any act or otherwise;



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- (d) That there is no restrain order by any Court of law nor any other bar or impediment of any nature whatsoever for the Vendor to sell or transfer or otherwise dispose of the "said Plot of Land" or portion thereof;
- (e) That the "said Land" are not being cultivated by the Vendor and/or any person authorized by the Vendor;
- (f) That no one has the right of way from or through the "said Land";
- (g) That no person except the Vendor has any right of easement or any other right whatsoever or howsoever over and in respect of the "said Land";
- (h) That the Land revenue and all other rates, taxes and outgoings whatsoever on account and in respect of the "said Land" including the "said Plot of Land", have been paid and that in case of any rates, taxes and other outgoings being found to be lawfully due and payable for and on account of the "said Plot of Land" then the Vendor shall pay the same for the period up to the date of sale thereof;

K. Relying upon the aforesaid representation, the Vendor herein agreed to sell and the Purchaser abovenamed has agreed to purchase **All That** the "said Plot of Land", more fully described in the *Second Schedule* hereunder written, free from all encumbrances whatsoever at or for the consideration and on the terms recorded therein.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said agreement as aforesaid and further in consideration of the sum of **Rs.19,25,000/= (Rupees Nineteen Lacs Twenty Five Thousand) Only** duly paid on or before the execution of these presents to the Vendor herein by the Purchaser (the receipt whereof the Vendor above named doth hereby as also by the Memorandum hereunder written admit and acknowledge and of and from the payment of the same



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and every part thereof acquit, release and discharge the Purchaser as also the "said Plot of Land" hereby sold transferred and conveyed or intended so to be the Vendor above named doth hereby grant sell transfer convey assign and assure unto and in favour of the Purchaser above named **All That** the piece or parcel of Plot of Sali Land measuring about **10.00 Decimals**, be the same a little more or less situated lying at and comprised in R.S. Dag No. 1532 corresponding LR Dag No. 1581, under Khatian No.4402 within Mouza - Bhasa, J.L. No.20, under Paschim Bishnupur Gram Panchayat, Diamond Harbour Road, P.S. Bishnupur, District - 24-Parganas (South), more fully described in the *Second Schedule* hereunder written (hereinafter referred to as the "said Plot of Land"), together with structures whatsoever thereat, free from all encumbrances, mortgages, charges, liens, lispensens, claims, demands liabilities, leases, tenancies, acquisitions, requisitions, alignments, trusts, Barga, and Wakf whatsoever;

OR HOWSOEVER OTHERWISE the "said Plot of Land" or any part or portion thereof are now or heretofore were or was situated butted bounded called known numbered described and distinguished;

TOGETHER WITH all compounds, areas, ways, paths, passages, sewers, drains, water, water courses, plants, trees, crops, bushes and all manner of connections and all other rights of land comprised therein **AND ALL** rights, liberties, privileges, easements, and appurtenances whatsoever thereunto belonging or held or occupied therewith or reputed to belong or appurtenant thereto **AND THE** reversion or reversions, remainder or remainders **AND THE** rents, issues and profits of the "said Plot of Land" **AND** all the estates, right, title, interest, property, claim and demands whatsoever both at law and in equity of the Vendor into, upon and in any manner concerning the "said Plot of Land" and every part thereof **AND** all deeds, pattahs, muniments, writings and evidences of title and other documents exclusively relating to or concerning the "said Plot of Land" or any part thereof, which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any other person or persons from whom the Vendor can or may procure the same, without any action or suit at law or in equity;



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TO HAVE AND TO HOLD the "said Plot of Land", more fully described in the *Second Schedule* hereunder written, hereby sold, granted, conveyed, transferred or otherwise assured and confirmed or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever, without any manner of condition use trust and other things whatsoever to alter, defeat, encumber or make void the same and free from all encumbrances mortgages, charges, liens, lispensens, claims, demands, liabilities, leases, tenancies, acquisitions, requisitions, alignments, trusts, Barga and Wakf whatsoever and the same as per the nature and tenure of the "said Plot of Land";

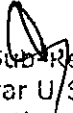
AND THE VENDOR above named doth hereby covenant with the Purchaser above named as follows: -

THAT notwithstanding any act deed matter or thing whatsoever by the Vendor or *its* predecessors-in-title done, committed, executed or knowingly suffered to the contrary, the Vendor is now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the "said Plot of Land" hereby granted, sold, conveyed, and transferred, without any manner of condition use, trust or other things whatsoever to alter defeat encumber or make void the same;

AND THAT notwithstanding any act deed matter or thing whatsoever as aforesaid, the Vendor has good right, full power and absolute authority and indefeasible title to grant, sell, convey and transfer the "said Plot of Land" hereby granted, sold, conveyed, transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents;

AND THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the "said Plot of Land", without any lawful eviction interruption, hindrance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any estate or interest or right in the "said Plot of Land";




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AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged by and at the costs and expenses of the Vendor and well and sufficiently indemnified of from and against all and all manner of claims charges, mortgages and encumbrances whatsoever made suffered, created, done, executed or occasioned by the Vendor or any other person or persons whomsoever lawfully or equitably or rightfully claiming any estate or interest or right as aforesaid;

AND THAT the "said Plot of Land" are not affected by any Barga or any attachment including attachment under any Certificate case or any proceeding started at the instance of the Income Tax authorities or the Estate Duty authorities or other Government authorities under the Public Demands Recovery Act;

AND THAT no declaration has been made or published for acquisition or requisition of the "said Plot of Land" or any part thereof under the Land Acquisition Act or any other acts or laws for the time being in force;

AND THAT the "said Plot of Land" or any part thereof is not affected by any notice or proceeding for acquisition or requisition under the Defense of India Act or Rules framed there under or any other Acts or enactments whatsoever;

AND THAT the "said Plot of Land" are not adversely affected by nor there are any impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or the West Bengal Estates Acquisition Act of 1953 and/or the West Bengal Land Reforms Act of 1955 for the Vendor to grant, transfer, convey, sell, assign and assure the "said Plot of Land" in favour of the Purchaser in the manner aforesaid;

AND THE VENDOR doth hereby also covenant with the Purchaser that the Vendor and all other persons having or lawfully or equitably claiming any estate, right, title or interest, trust, property, claim and demand whatsoever in the "said Plot of Land" hereby sold conveyed granted and transferred 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



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requests and costs 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 perfectly assuring the "said Plot of Land" and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required;

AND THE Vendor doth hereby agree, declare and confirm as follows:

- (a) That the Purchaser herein shall be entitled to have its name mutated in place and stead of the Vendor in respect of the "said Plot of Land" in the records of the B.L.&L.R.O. and other government authorities and/or departments and in this regard, the Vendor shall not have any objection of any nature whatsoever;
- (b) That the Vendor herein shall at *its* own costs keep the Purchaser as also the "said Plot of Land" absolutely indemnified and harmless against all claims, demands and/or disputes, if any, by any person or party whosoever;
- (c) That in the event of the amounts of land revenue or any other rates, taxes and outgoings are found to be payable on account and in respect of the "said Plot of Land" for the period up to the date of execution of this Deed, the Vendor herein shall bear and pay the same and further keep the Purchaser as also the "said Plot of Land" absolutely indemnified and harmless against payment of the same;

THE FIRST SCHEDULE ABOVE REFERRED TO

"said Land"

ALL THAT the pieces or parcels of Plots of Land in aggregate measuring 10.6650 Acres be the same a little more or less comprised in **Mouza - Bhasa, J.L. No.20, under Paschim Bishnupur Gram Panchayat, Diamond Harbour Road, Police Station Bishnupur, District - 24-Parganas (South)**, and the same shown and delineated in **Red** borders in the map or plan marked "**X**" annexed hereto. The details of the "said Land" are as hereunder:-



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Mouza - Bhasa, J.L. No.20, Police Station - Bishnupur, District - 24-Parganas (South)						
R.S. Dag Numbers	L.R. Dag Numbers	Nature of Land	Khatian Number	Total Area of Dag (Acre)	Share of Land	Area of Land Sold (in Decimals)
1340	1363	Khal	4402	1.02	0.0245	2.5
1541	1590	Sali	4402	0.23	1.0000	23
1348	1379	Sali	4402	0.60	0.3833	23
1540	1589	Sali	4402	0.27	1.0000	27
1551	1547	Sali	4402	0.07	1.0000	7
1501/1650	1548	Sali	4402	0.07	1.0000	7
1501/1651	1549	Sali	4402	0.14	1.0000	14
1511	1560	Sali	4402	0.33	0.7500	24.75
1512	1561	Sali	4402	0.04	1.0000	4
1499	1545	Sali	4402	0.15	1.0000	15
1529	1578	Sali	4402	0.22	0.5454	12
1537	1586	Sali	4402	1.73	0.5833	102
1500	1546	Sali	4402	1.14	1.0000	114
1502	1550	Sali	4402	0.85	1.0000	85
1498	1544	Sali	4402	0.37	1.0000	37
1531	1580	Sali	4402	0.08	1.0000	8
1535	1584	Sali	4402	0.26	1.0000	26
1538	1587	Sali	4402	0.39	1.0000	39
1539	1588	Sali	4402	0.40	1.0000	40
1496	1542	Sali	4402	0.84	0.7857	66
1497	1543	Sali	4402	0.42	1.0000	42
1528	1577	Sali	4402	0.05	0.8500	4.25
1527	1576	Sali	4402	0.02	1.0000	2
1507	1556	Sali	4402	0.50	1.0000	50
1530	1579	Sali	4402	0.27	1.0000	27
1508	1557	Sali	4402	0.43	1.0000	43
1533	1582	Sali	4402	0.07	1.0000	7
1532	1581	Sali	4402	0.37	1.0000	37
1534	1583	Sali	4402	0.08	1.0000	8
1536	1585	Sali	4402	0.12	1.0000	12
1542	1591	Sali	4402	0.30	0.5333	16
1509	1558	Sali	4402	0.09	1.0000	9
1510	1559	Sali	4402	0.08	1.0000	8
1345	1371	Sali	4402	3.30	0.3788	125
					Total:	1066.50



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THE SECOND SCHEDULE ABOVE REFERRED TO

"said Plot of Land"

All That the piece or parcel of Plot of Sali Land measuring about 10.00 Decimals, be the same a little more or less situated lying at and comprised in R.S. Dag No. 1532 corresponding LR Dag No. 1581, under Khatian No.4402 within Mouza - Bhasa, J.L. No.20, under Paschim Bishnupur Gram Panchayat, P.S. Bishnupur, District - 24-Parganas (South), and further the details of the "said Plot of Land" are as hereunder:-

Mouza - Bhasa, J.L. No.20, Police Station - Bishnupur, District - 24-Parganas (South)						
R.S. Dag Numbers	L.R. Dag Numbers	Nature of Land	Khatian Number	Total Area of Dag (Acre)	Share of Land	Area of Land Sold (in Decimals)
1532	1581	Sali	4402	0.37	0.2703	10.00
					Total:	10.00

IN WITNESS WHEREOF the Vendor and the Purchaser above named have put their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the Vendor at Kolkata in the presence of:

1) Sangita Mazumdar.
W/O Soumyabrata Mazumdar.
54A, Sarat Bose Rd. Kol - 25

2) SAMIR DAMANI
W/O CHHABIL DAMANI
54A SARAT BOSE RD.
KOL - 25

For Bennett Property Holdings Company Limited



Authorized Signatory

(SACHIN TULSYAN)

SIGNED SEALED AND DELIVERED by the Purchaser at Kolkata in the presence of:

Sangita Mazumdar
Samir Damani

NIRMALKUNJ TOWERS PVT. LTD.



Auth Signatory / Director

(Harsh Kumar Jain)



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RECEIVED of and from the within named Purchaser the within-mentioned amount of consideration in full as per Memo written herein below.....

(Rupees Nineteen Lacs Twenty Five Thousand) Only;

Rs. 19,25,000.00

MEMO OF CONSIDERATION

Paid by Cheque No/DD-807 817... dated 05-05-2016 drawn on FEDERAL..... Bank, BHAWANIPURE.. Branch in favour of the Vendor for ...

Rs.19,25,000.00

Total: Rs.19,25,000.00

(Rupees Nineteen Lacs Twenty Five Thousand) Only;

Witness:

Saugita Mazumdar

Sami Damani


For Bennett Property Holdings Company Limited

Hij.

Authorized Signatory

B.K. Jain
Adv.
Drafted & Prepared by
M/s. B.K. Jain & Co. (Advocates)
6A, K.S. Roy Road,
Kolkata - 700001
Sandeep Jain, Advocate
Enrollment No. F-961/1373/96.




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29 MAY 2016

NO.	1520
DATE	15/03/2008
BY	...
FOR	...
SCALE	...
...	...



NIRMALKUNJ TOWERS PVT. LTD.

Hardin
Auth. Signatory / Directors

SURVEY PLAN OF THE SITE AT MOUZA-BHASA.
11 NO-20 POLICE STATION-BISHNUPUR.
DISTRICT-24 PARGANAS(SOUTH)

For Bennett Property Holdings Company Limited

Hiz
Authorized Signatory








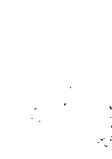

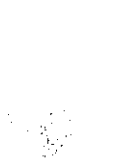

- (1) ALL DIMENSIONS ARE IN METERS.
- (2) PROPERTY LINE IS SHOWN BY THE POINT SYSTEM.
- (3) ALL MEASUREMENTS ARE TO BE TAKEN TO THE CENTER OF THE ROAD.
- (4) 'T' INDICATES OWNERS SHARED BOUNDARY.
- (5) 'P' INDICATES TELLING POST.
























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SPECIMEN FORM FOR TEN FINGERPRINTERS

Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						

Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						

Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
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		Thumb	Fore	Middle (Right Hand)	Ring	Little
						



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~~20 MAY 2016~~



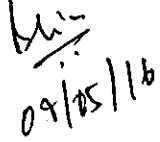
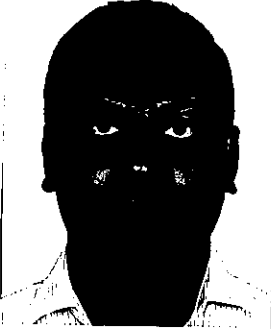

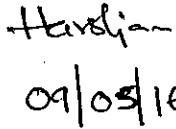


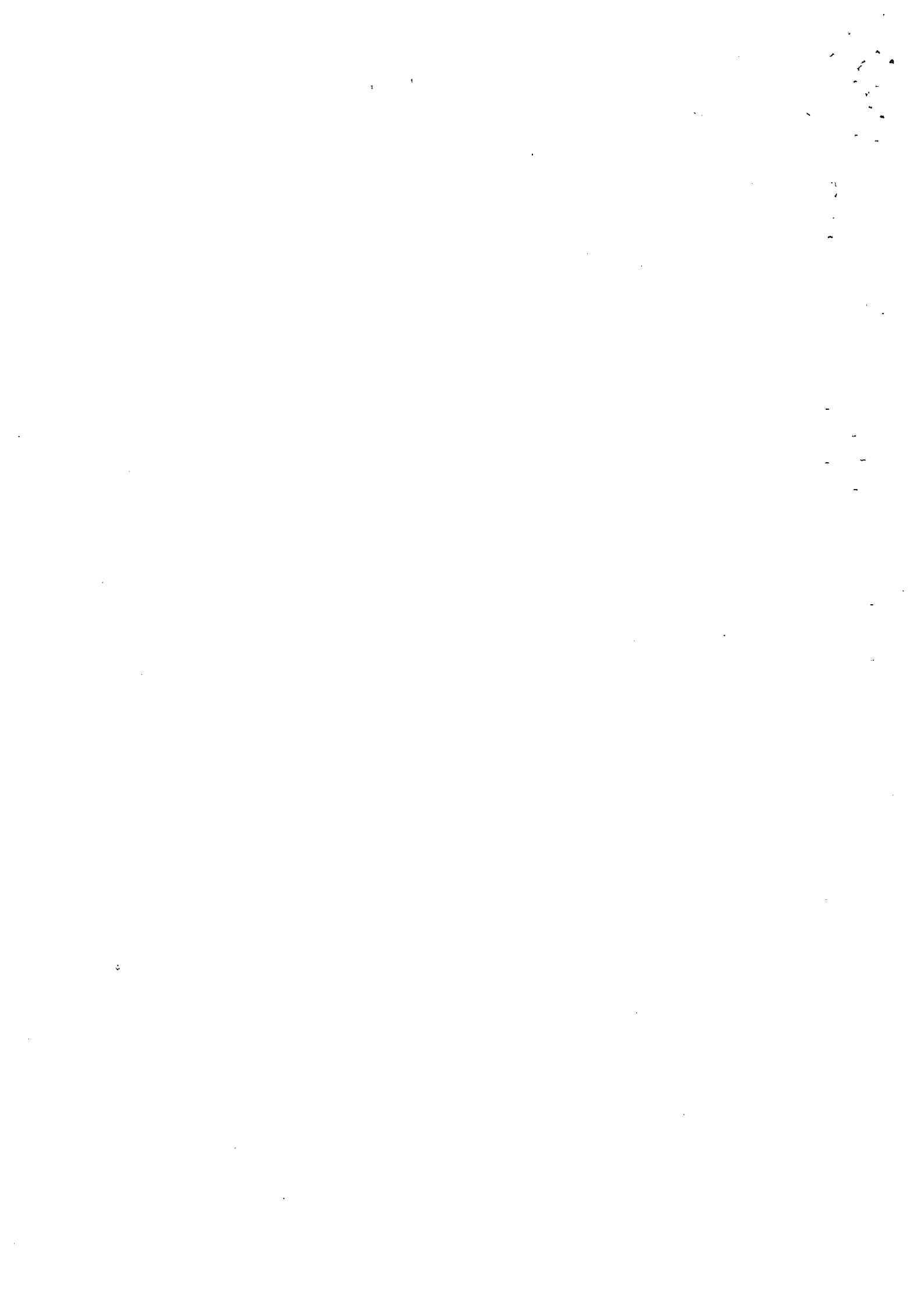
Government of West Bengal

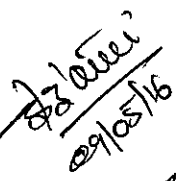
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16040000572091/2016

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri SACHIN TULSYAN D/203, POONAM APARTMENTS, DR. ANNIE BESANT ROAD, P.O:- WORLI, P.S:- WORLI, District:- Mumbai, Maharashtra, India, PIN - 400018	Represent ative of Seller [BENNET T PROPER TY HOLDING HS COMPAN Y LIMITED]			 09/05/16
2	Mr HARSH KUMAR JAIN 34/1V, BALLYGUNGE CIRCULAR ROAD, P.O:- SARAT BOSE ROAD, P.S:- Bullygunge, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Represent ative of Buyer [NIRMALK UNJ TOWERS PRIVATE LIMITED]			 09/05/16



Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr SANDEEP JAIN Son of Mr B K JAIN ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Shri SACHIN TULSYAN, Mr HARSH KUMAR, JAIN	 09/05/16

(Tridip Misra)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal





सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	16040000572091/2016	Query Date	02/05/2016 7:25:21 AM
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	SANDEEP JAIN		
Address	Thana : Alipore, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Advocate		
Other Details	Mobile No. : 9831003210, e-Mail ID : kolkata@bijoy.in		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Rs. 19,25,000/-	Total Market Value:	Rs. 19,25,000/-
Stampduty Payable	Rs. 96,270/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 21,210/-	Registration Fee Article:-	A(1), E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 0/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			

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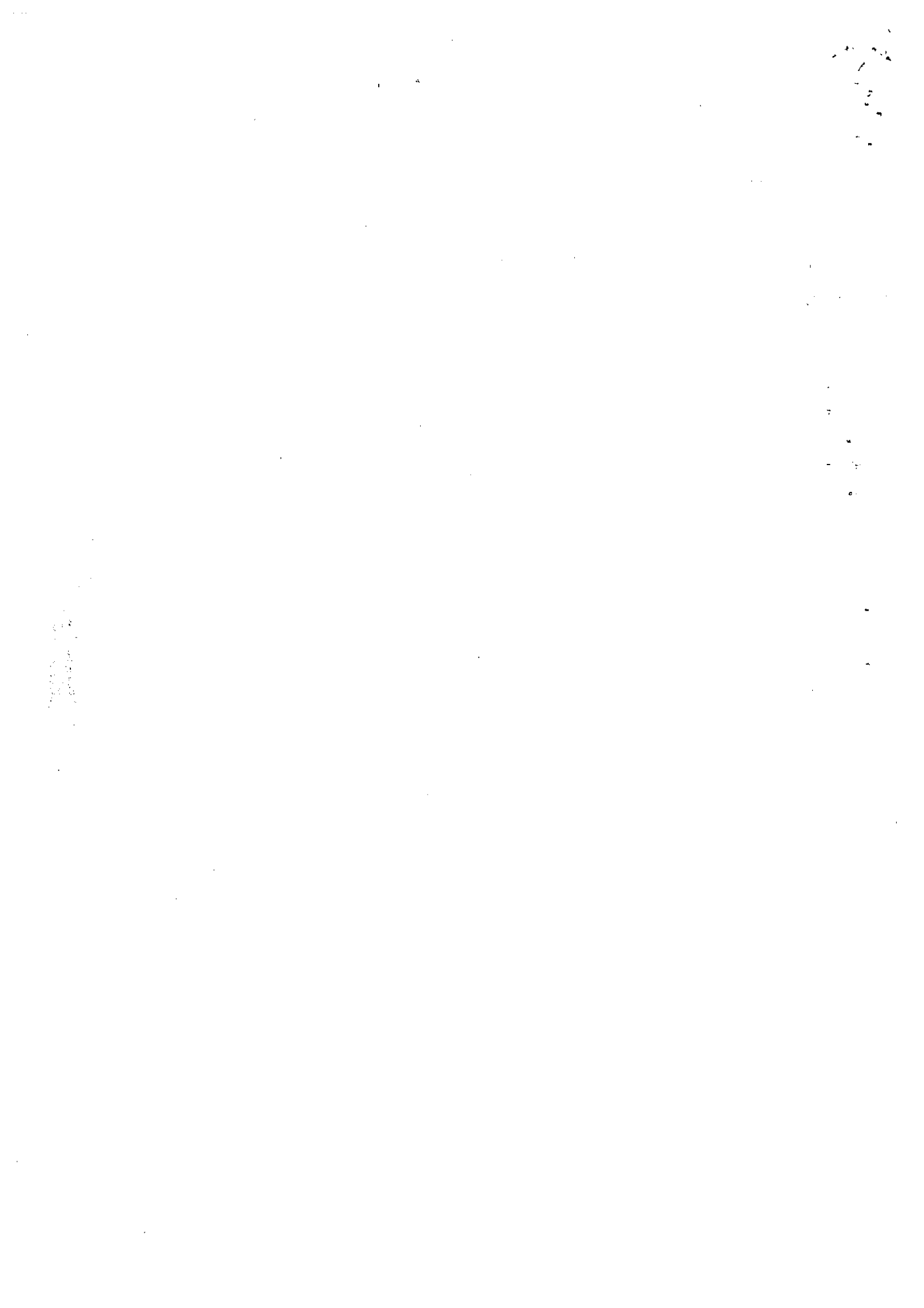
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Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	16040000572091/2016	Query Date	02/05/2016 7:25:21 AM
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	SANDEEP JAIN		
Address	Thana : Alipore, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Advocate		
Other Details	Mobile No. : 9831003210, e-Mail ID : kolkata@bijoy.in		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
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Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 0/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			

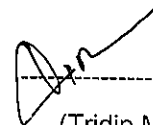


Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Mr HARSH KUMAR JAIN 34/1V, BALLYGUNGE CIRCULAR ROAD, P.O:- SARAT BOSE ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ACLPJ5319A		NIRMALKUNJ TOWERS PRIVATE LIMITED (as AUTHORIZED SIGNATORY)
Identifier Details				
Identifier Name & Address		Other Details		Identifier of
Mr SANDEEP JAIN Son of Mr B K JAIN ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027		Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,		Shri SACHIN TULSYAN, Mr HARSH KUMAR JAIN

For Information only

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 15/06/2016.
3. Standard User charge of Rs. 240/-(Rupees two hundred forty only) includes all taxes per transaction upto 17 (seventeen) pages and Rs 7/- (Rupees seven only) for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.



(Tridip Misra)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr HARSH KUMAR JAIN 34/1V, BALLYGUNGE CIRCULAR ROAD, P.O:- SARAT BOSE ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	BENNETT PROPERTY HOLDINGS COMPANY LIMITED TIMES TOWER, 5TH FLOOR, KAMALA MILLS COMPOUND, P.O:- DELISLE ROAD, P.S:- N.M.JOSHI MARG, District:-Mumbai, Maharashtra, India, PIN - 400013 PAN No. AAECB3780H,; Status : Organization; Represented by representative as given below:-
1(1)	Shri SACHIN TULSYAN D/203, POONAM APARTMENTS, DR. ANNIE BESANT ROAD, P.O:- WORLI, P.S:- WORLI, District:- Mumbai, Maharashtra, India, PIN - 400018 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ABVPT2914J,; Status : Representative; Date of Execution : 09/05/2016; Date of Admission : 09/05/2016; Place of Admission of Execution : Pvt. Residence



Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	NIRMALKUNJ TOWERS PRIVATE LIMITED 12B MANDEVILLE GARDENS FLAT NO 1C, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AAFCN1459E,; Status : Organization; Represented by representative as given below:-
1(1)	Mr HARSH KUMAR JAIN 34/1V, BALLYGUNGE CIRCULAR ROAD, P.O:- SARAT BOSE ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ACLPJ5319A,; Status : Representative; Date of Execution : 09/05/2016; Date of Admission : 09/05/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr SANDEEP JAIN Son of Mr B K JAIN ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Shri SACHIN TULSYAN, Mr HARSH KUMAR JAIN	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: PASCHIM BISHNUPUR, Mouza: Bhasa	RS Plot No:- 1532 RS Khatian No:- 4402	10 Dec	19,25,000/-	19,25,000/-	Proposed Use: Industrial Purpose, ROR: Shali

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	SANDEEP JAIN
Address	Thana : Alipore, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate



Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160402894 / 2016

Query No/Year 16040000572091/2016 Serial no/Year 1604002945 / 2016
Deed No/Year I - 160402894 / 2016
Transaction [0101] Sale, Sale Document
Name of Presentant Mr HARSH KUMAR JAIN Presented At Private Residence
Date of Execution 09-05-2016 Date of Presentation 09-05-2016

Remarks

On 06/05/2016

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 19,25,000/-



(Tridip Misra)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 09/05/2016

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

Presented for registration at 20:47 hrs on : 09/05/2016, at the Private residence by Mr HARSH KUMAR JAIN

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

Execution is admitted on 09/05/2016 by

Shri SACHIN TULSYAN AUTHORIZED SIGNATORY, BENNETT PROPERTY HOLDINGS COMPANY LIMITED, TIMES TOWER, 5TH FLOOR, KAMALA MILLS COMPOUND, P.O:- DELISLE ROAD, P.S:- N.M.JOSHI MARG, District:-Mumbai, Maharashtra, India, PIN - 400013 Shri SACHIN TULSYAN, Son of Shri SUSHIL TULSYAN, D/203, POONAM APARTMENTS, DR. ANNIE BESANT ROAD, P.O: WORLI, Thana: WORLI, , Mumbai, MAHARASHTRA, India, PIN - 400018, By caste Hindu, By profession Service Indetified by Mr SANDEEP JAIN, Son of Mr B K JAIN, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

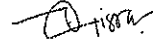
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 09/05/2016 by

Mr HARSH KUMAR JAIN AUTHORIZED SIGNATORY, NIRMALKUNJ TOWERS PRIVATE LIMITED, 12B MANDEVILLE GARDENS FLAT NO 1C, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Mr HARSH KUMAR JAIN, Son of Mr MAHENDRA JAIN, 34/1V, BALLYGUNGE CIRCULAR ROAD, P.O: SARAT BOSE ROAD, Thana: Bullygunge, , South 24-Parganas,



WEST BENGAL, India, PIN - 700019, By caste Hindu, By profession Service
Indetified by Mr SANDEEP JAIN, Son of Mr B K JAIN, ALIPORE POLICE COURT, P.O: ALIPORE, Thana:
Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate



(Tridip Misra)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 12/05/2016

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,210/- (A(1) = Rs 21,164/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 21,210/-

Description of Draft

1. Rs 21,210/- is paid, by the Draft(other) No: 777796000428, Date: 05/05/2016, Bank: STATE BANK OF INDIA (SBI), SPECIALISED TEA BRANCH.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 96,270/- and Stamp Duty paid by Draft Rs 96,200/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 4316, Purchased on 06/05/2016, Vendor named M Ghosh.

Description of Draft

1. Rs 96,200/- is paid, by the Draft(other) No: 954835000441, Date: 05/05/2016, Bank: STATE BANK OF INDIA (SBI), JADU BABUS BAZAR.



(Tridip Misra)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2016, Page from 81149 to 81171

being No 160402894 for the year 2016.



Tridip Misra

Digitally signed by TRIDIP MISRA
Date: 2016.05.20 13:32:26 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 5/20/2016 1:32:25 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

BENNETT PROPERTY HOLDINGS COMPANY LIMITED,

.....VENDOR

AND

NIRMALKUNJ TOWERS PRIVATE LIMITED,

.....PURCHASER

DEED OF CONVEYANCE