

10100/12

[-7709/12



अभिमुख पश्चिम बंगाल WEST BENGAL

59AA 698483

9.10.16743/12  
25/9/12  
7-15 P.M.

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheet/s attached with this document are the part of this document.

Asst. Dist. Sub-Registrar  
Alipore, South 24 Parganas

26 SEP 2012

THIS DEED OF CONVEYANCE is made on this 25<sup>th</sup> day of September Two Thousand and Twelve **BETWEEN ALOKE MUKHERJEE** having Income Tax PAN No. ADKPM8156A and **ANJAN MUKHERJEE** having Income Tax PAN No. AGAPM5213H both sons of Late Haripado Mukherjee and both presently residing at No. 109/G, Shyama Prosad Mukherjee Road, Kolkata 700 026 PS Tollygunge hereinafter jointly

*[Signature]*

leading from Russa Road (now Shyama Prosad Mukherjee Road) and as shown on the map or plan annexed to the Indenture to be used in common with the owner of the land on the rear side of the said Land for the consideration and in the manner as contained and recorded therein.

*[Signature]*

516743  
NCW  
3328  
7.15

referred to  
therebe some  
include both  
assign

70161

P. I. DESPERSED WITH

Addl. Dist. Sub-Registrar  
Alipora, South 24 PGS

GANJAY KUMAR BAID  
Advocate,  
Old Post Office Street  
Kolkata-200 001

For Swastic Griho Nirman Pvt. Ltd.

*[Signature]*

Director

Director

NAME.....  
ADD.....  
Rs.....  
27 AUG 2012  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, 1st

27 AUG 2012

27 AUG 2012



V.C.T9  
9819

- Suranjana Mukherjee



V.C.T9  
9820

- Anjan Mukherjee

V.C.T9  
9821

ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS  
25 SEP 2012

For VIDRIK REALTY PRIVATE LIMITED

Prabhat Tulsyan

Director

Sujit Sankar  
Late Surendra Nath Sankar  
82 D. K.M. San Road  
KOL-42  
P.S. Kasba. Advoca  
slm.



referred to as the "**VENDOR**" (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include both of their respective heirs executors administrators legal representatives and assigns) of the **ONE PART AND SWASTIC GRIHO NIRMAN PRIVATE LIMITED** having Income Tax PAN No. AALCS0043B, a company within the meaning of the Companies Act, 1956 and presently having its registered office at No. 21/2, Ballygunge Place, Kolkata 700 019, PS Gariahat and is herein represented by one of its director **Shri Vivek Ruia** son of Shri Sheo Kumar Ruia of No. 21/2, Ballygunge Place, Kolkata 700 019 PS Gariahat and **VIDRIK REALTY PRIVATE LIMITED** having Income Tax PAN No. AADCV8958Q, a company within the meaning of the Companies Act, 1956 and presently having its registered office at No. P – 8, Chowringhee Square, Kolkata 700 069, PS Hare Street and is herein represented by one of its director **Shri Prateek Tulsyan** son of Shri Ashok Tulsyan presently residing at No. 11, Sunny Park, Kolkata 700 019 hereinafter jointly referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or therebe something repugnant to the subject or context shall be deemed to mean and include their respective successors, successors – in – interest, nominee/s and/or assigns) of the **OTHER PART**:

**WHEREAS:**

- A. By an Indenture dated 11<sup>th</sup> April 1932 and registered with the Sadar Registration Office Alipore in Book No. I, volume No. 44 in pages 01 to 07 being No. 1343 of 1932 Sachindra Mohan Ghose, Krishna Chaitanya Ghose and Gobinda Prosad Ghose sold transferred and conveyed unto and in favour of Bishnu Pado Mukhopadhyay, Balaram Mukhopadhyay and Hari Pado Mukhopadhyay **ALL THAT** the piece or parcel of land containing by ad-measurement an area of 04 cottahs 13 chittacks and 20 sq. ft. be the same a little more or less and lying situate at and/or being Municipal premises No. 124/2, Russa Road within the Municipal limits of Calcutta (hereinafter referred to as the said **ENTIRE LAND**) together with full and free right liberty of way and passage over and along the 05 feet wide passage leading from Russa Road (now Shyama Prosad Mukherjee Road) and as shown on the map or plan annexed to the Indenture to be used in common with the owner of the land on the rear side of the said Land for the consideration and in the manner as contained and recorded therein.





ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS  
25 SEP 2012

- B. By an Indenture dated 12<sup>th</sup> May 1933 and registered with the District Sub Registrar of 24 Parganas Alipur in Book No. I, volume No. 52 in pages 39 to 46 being No. 1896 of 1933 Bishnu Pada Mukhopadhyay, Balaram Mukhopadhyay and Hari Pada Mukhopadhyay sold transferred and conveyed unto and in favour of Dr. Anath Nath Basu **ALL THAT** the piece or parcel of land containing by ad-measurement an area of 02 cottahs 05 chittacks and 39 sq. ft. be the same a little more or less and lying situate at and/or being portion of the Municipal premises No. 124/2, Russa Road subsequently numbered as 124/2D, Russa Road within the municipal limits of the Calcutta together with right in common over and along the 04 feet wide strip of land leading from Russa Road (now Shyama Prosad Mukherjee Road) and as shown on the map or plan annexed to the Indenture dated 12<sup>th</sup> May 1933 and together with right in common over and along the 05 feet wide passage leading from Russa Road (now Shyama Prosad Mukherjee Road) as mentioned in the Indenture dated 11<sup>th</sup> April 1932 and for the consideration and in the manner as contained and recorded therein.
- C. By an Indenture dated 16<sup>th</sup> January 1956 and registered with the Sub – Registrar Alipore Sadar in Book No. I, volume No. 18 in pages 08 to 21 being No. 282 for the year 1956 the said Bishnu Pada Mukhopadhyay and Balaram Mukherjee sold transferred and conveyed unto and in favour of Hari Pada Mukherjee **ALL THAT** the undivided two third part and/or share into or upon the piece or parcel of land containing by ad-measurement an area of about 02.22 cottahs together with the partly two and partly three storied building all lying situate at and/or being municipal premises No. 109/G, Shyama Prosad Mukherjee Road (formerly 124/2, Russa Road) together with 04 feet wide strip of land running along the southern boundary of the premises No. 109/G, Shyama Prosad Mukherjee Road and appertaining thereto but subject to the right to use the strip in common and together with the right over the 05 feet wide common passage running along the southern boundary thereof (the entirety of 109/G along with rights and properties appurtenant thereto is hereinafter referred to as the said **PREMISES** and is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written).
- D. The said Hari Pada Mukherjee thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Premises as absolute





and sole owner thereof free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, tenancies, trespass whatsoever and/or howsoever.

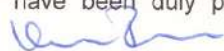
- E. The said Haripada Mukherjee during his lifetime made and published his last will and testament dated 05<sup>th</sup> March 1979 registered with the Sub – Registrar, Alipore in Book No. I, volume No. III, pages 104 to 107 being No. 42 of 1979 whereby and wherein the said Haripada Mukherjee upon his death gave and demised unto and in favour of his two sons namely Alope Mukherjee and Anjan Mukherjee absolutely and forever **ALL THAT** the said Premises subject to the life interest of residence of his wife namely Sm. Prativa Mukherjee.
- F. The said Haripada Mukherjee died testate on 15<sup>th</sup> August 1989.
- G. The executors to the last will and testament dated 05<sup>th</sup> March 1979 of the said Haripada Mukherjee (since deceased) applied for grant of probate in respect of the last will and testament dated 05<sup>th</sup> March 1979 of the said Haripada Mukherjee (since deceased) before the Ld. District Delegate at Alipore 5<sup>th</sup> Assistant District Judge in Case No. 07 of 1990 and the same was granted on 28<sup>th</sup> September 1991.
- H. The said Sm. Prativa Mukherjee died on 17<sup>th</sup> March 1991 and as such the life interest of residence came to an end.
- I. Thus under the circumstances the Vendor herein became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Premises each one of them having an undivided one-half part and/or share thereupon.
- J. The portions of the ground floor of the building at the said Premises are under the occupation of three tenants whose details appear in the **SÈCOND SCHEDULE** hereunder written and are hereinafter collectively referred to as the said **TENANTS**.
- K. The Vendor being desirous of selling and transferring their entire right title interest claim and/or demand into or upon the said Premises have approached the Purchaser to purchase and acquire **ALL THAT** the said Premises morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written free from all encumbrances charges liens lispendens attachments trusts mortgages



tenancies trespass whatsoever and/or howsoever at or for the total consideration of Rs.1,74,00,000/= (Rupees One Crore and Seventy Four Lacs) only.

L. At or before the execution of these presents the Vendor have assured and represented to the Purchaser as follows which has been relied upon fully by the Purchaser: -

- (a) The Vendor are seized and possessed of or otherwise well and sufficiently entitled to the said Premises as the absolute owners with a marketable title in respect thereof;
- (b) Save and except the said Tenants, the said Premises is otherwise free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, tenancy whatsoever and/or howsoever;
- (c) There is no suit or legal proceeding or prohibitory orders are pending or subsisting in respect of the said Premises or any part thereof.
- (d) The said Premises is not subject to any notice of attachment under the Income Tax Act or under Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations.
- (e) No Notice of Acquisition or requisition affects the said Premises nor is there any bar legal or otherwise in the Vendor selling the said Premises to the Purchaser.
- (f) The freehold interest and/or ownership interest of the Vendor in the said Premises does not stand mortgaged or encumbered or agreed to be mortgaged by the Vendor by way of security or additional security and/or collateral security and/or otherwise in favour of any Bank and/or any Financial Institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any other loan taken or to be taken by the Vendor for any purpose whatsoever and/or howsoever and all the original title deeds at the time of execution of this deed is in the exclusive custody of the Vendor themselves.
- (g) The Vendor have not entered into any agreement for sale and/or transfer nor have entered into any agreement for development in respect of the said Premises or any part thereof.
- (h) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and



discharged by the Vendor and in respect of any outstanding rates taxes and outgoing the Vendor shall keep the Purchaser indemnified against all actions suits proceedings and costs charges and expenses in respect of the said Premises upto the date of execution of this deed of conveyance.

- (i) Save and except the said Tenants, there is no tenant and/or any trespasser and/or any occupier upon any part or portion of the said Premises and the remaining of the said Premises is in the vacant peaceful and khas possession of the Vendor themselves.
- (j) The Vendor do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- (k) That the recitals of title mentioned hereinbefore are true and factual, the Vendor has not suppressed any facts relating to the title and status of the said Premises, and there are no other incidents relating to the title and status of the said Premises other than those that are recited hereinabove.

M. The Purchasers have from time to time made payment of the entire consideration amount as aforementioned to the Vendors and the Vendors have in turn delivered the vacant possession of the said Premises to the Purchaser and as such the Purchasers have now requested the Vendors to sign and execute the deed of conveyance in their favour.

**NOW THIS INDENTURE WITNESSETH:**

In pursuance of the said agreement and in consideration of the said sum of **Rs.1,74,00,000/= (Rupees One Crore and Seventy Four Lacs) only** of the lawful money of the Union of India well and truly and sufficiently and effectively paid by the Purchaser to the Vendor (the receipt whereof the Vendor do hereby as also by the memo hereunder written admit and acknowledge to have received and the payment of the same and every part thereof) the Vendor do hereby acquit release and discharge the Purchaser and the said Premises hereby intended to be conveyed including the entirety of the right, title, interest, claim and/or demand into or upon the said Entire Land they the Vendor and each one of them do hereby indefeasibly and forever jointly and severally grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about





02 (two) cottahs 03 (three) chittacks and 24 (twenty four) sq. ft. be the same a little more or less together with the partly two and partly three storied building and lying situate at and/or being municipal premises No. 109/G, Shyama Prosad Mukherjee Road, Kolkata 700 026 PS. Tollygunge in ward No. 84 of the Kolkata Municipal Corporation together with 04 feet wide strip of land running along the southern boundary of the premises No. 109/G, Shyama Prosad Mukherjee Road and appertaining thereto but subject to the right to use the strip in common and together with the right over the 05 feet wide common passage running along the southern boundary thereof (hereinafter collectively referred to as the said **PREMISES**) and the same is morefully and particularly described in the **FIRST SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said Premises now is or at any point of time heretofore were or was situated butted and bounded called known numbered described or distinguished with the intent and object that the Vendor and each one of them have ceased to have any right title interest claim and/or demand of any nature whatsoever and/or howsoever into or upon the said Premises and/or the said Entire Land or any or every part thereof **TOGETHER WITH** all ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever to the extent of the said Premises or any part thereof belonging or in any way appertaining to or usually held used occupied therewith or part or parcel thereof and reputed to belong or be appurtenant thereto **AND TOGETHER WITH** all legal incidents thereto and the reversions remainder or remainders rents issues and profits benefits and advantages thereof and all estate right title interest and/or claim into or upon the said Premises **AND TOGETHER WITH** the right for the Purchaser and/or its successors in title owners or occupiers for the time being of the said Premises hereby conveyed with or without horses horse carts cars vehicles whether mechanically propelled or otherwise to pass and/or repass over along and in the paths ways passages and for laying filtered and/or unfiltered water pipes and all other cables and lines and wires in and on and along any portion of the said Premises and all and every and entire right title interest claim demand estate whatsoever and/or howsoever of the Vendor of in and into or upon the said Premises and/or any part or portion of the said Entire Land and every part thereof including the said Premises being hereby sold transferred conveyed assured and assigned and/or intended so to be **TOGETHER WITH** all pattas muniments of title writings plans maps deeds documents indentures conveyances and/or any other document of title or in any way concerning and/or relating to or in any way covering the



said Premises and/or any part thereof which now are or may hereafter shall and/or may be in possession control custody and/or management of the Vendor **AND TO HAVE AND TO HOLD** the said Premises being hereby sold transferred granted conveyed assured and assigned and/or so otherwise expressed and/or intended to be unto and in use of the Purchaser hereafter and forever in the manner as aforesaid free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespassers **BUT SUBJECT HOWEVER** to the said Tenants only.

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

- a) **THAT**, notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendor to the contrary the Vendor are lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to **ALL THAT** the said Premises hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances charges liens lispendens attachments trusts mortgages whatsoever and/or howsoever;
- b) **THAT**, the interest which the Vendor do hereby profess to transfer subsists and that the Vendor have good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure the said Premises and every part thereof hereby sold granted conveyed transferred assigned and assured unto and in favour of the Purchaser herein in the manner as aforesaid and in accordance to the true intent object and meaning of these presents;
- c) **THAT**, it shall be lawful for the Purchaser from time to time and at all material times hereinafter to enter into and upon and hold occupy and enjoy the said Premises and to receive the rents issues and profits thereof without any eviction interruption hindrance claims or demands or disturbance whatsoever from or by the Vendor herein and/or any person or persons or any other person or persons claiming through under or in trust for any of them having lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said Premises and every part thereof and from and clear freely and clearly and absolutely acquitted exonerated and forever discharged and/or otherwise by the





Vendor well and sufficiently saved defended kept harmless and indemnified of and from and against all charges arrear of rates and taxes encumbrances and deposits whatsoever and/or howsoever made done executed and/or occasioned by the Vendor and/or the predecessors in title of the Vendor and/or any of them;

- d) **THAT**, the said Premises and every part thereof is freed exonerated and discharged from and against all manner of encumbrances whatsoever on its ownership;
- e) **THAT**, the Vendor and all persons having or lawfully or equitably claiming any estate right title demand or interest whatsoever and/or howsoever into or upon the said Premises or any part thereof shall and will from time to time and at all material times hereafter upon every request and cost of the Purchaser make do acknowledge execute register and perform all such further and other lawful and reasonable acts deeds conveyances matters assurances and things whatsoever and/or howsoever for further better or more perfectly assuring the said Premises hereby sold transferred conveyed assigned assured and every part thereof unto and in favour and use of the Purchaser and/or its successors in interest in the manner as aforesaid as shall or may be required;
- f) **THAT**, the Vendor shall unless prevented by fire or some other inevitable accident from time to time and at all material times hereafter upon every reasonable request and at the cost of the Purchaser make do produce or cause to be made done produced to the Purchaser or their Attorney and/or agents at any trial commission, examination tribunal court board authority firm for inspection or otherwise as occasion shall require all or any of the deeds documents and writings in respect of the said Premises if those in possession the Vendor AND ALSO shall at the like request deliver to the Purchaser such attested or other true copies of them as the Purchaser may requires and will in the mean time unless prevented as aforesaid keep the said deeds and writings safe un-obliterated and un-canceled;
- g) **THAT**, the Vendor have ceased to have any right title interest claim and/or demand into or upon the said Premises or any part thereof and any right of any nature accruing shall now belong to the Purchaser exclusively.



**THE FIRST SCHEDULE ABOVE REFERRED TO****(PREMISES)**

**ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 02 (two) cottahs 03 (three) chittacks and 24 (twenty four) sq. ft. be the same a little more or less together with the partly two and partly three storied building <sup>about 900 sq. ft. having cemented flooring</sup> and lying situate at and/or being municipal premises No. 109/G, Shyama Prosad Mukherjee Road, Kolkata 700 026 PS. Tollygunge in ward No. 84 of the Kolkata Municipal Corporation together with 04 feet wide strip of land running along the southern boundary of the premises No. 109/G, Shyama Prosad Mukherjee Road and appertaining thereto but subject to the right to use the strip in common and together with the right over the 05 feet wide common passage running along the southern boundary thereof and the same is butted and bounded as follows: -

- ON THE NORTH: By municipal premises No. 107, Shyama Prosad Mukherjee Road;
- ON THE EAST: By municipal premises No. 109/F, Shyama Prosad Mukherjee Road;
- ON THE WEST: By KMC Road known as Shyama Prosad Mukherjee Road;
- ON THE SOUTH: By 05 feet wide common passage after the 04 feet wide strip of land;

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

**THE SECOND SCHEDULE ABOVE REFERRED TO****(TENANTS)**

Slr. No.	Name	Location	Area (sq. ft.)	Rent (Rs.) per month
1	Niloy Kumar Mukherjee	Ground floor rear side	400	1000/=
2	Homeo Research Laboratory (India)	Ground floor, northwestern corner room	150	800/=
3	Anup Kr. Dev, Dulal Kanti Dev, Tapan Kr. Dev & Bijoya Banerjee	Ground floor, southwestern corner room	150	800/=





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

**SIGNED SEALED AND DELIVERED**

by the **VENDOR** at Kolkata

in the presence of:

Sujit Sankar  
82 D.K.N. San Road  
KOL-42

*[Signature]*

Anjan Bhattacharya

Chandri na Ganguli  
468, Lake Gardens  
KOL-45

**SIGNED SEALED AND DELIVERED**

by the **PURCHASER** at Kolkata

in the presence of:

Jeddy Lalau  
135, B.B. Bern Rd.  
Kolkata-1

*[Signature]*  
(TRILOK CHANDRA) (A)  
46, Sreekan Roy Rd.  
KOLKATA - 3P

For Swastic Griho Nirman Pvt. Ltd.

*[Stamp]*

*[Signature]*  
Director

For VIDRA PRACY PRIVATE LIMITED

Prateek Tulsyan  
Director

Drafted by me  
Dilip Kumar Gopal  
Advocate  
High Court Calcutta



**Government Of West Bengal**  
**Office Of the A.D.S.R. ALIPORE**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 07709 of 2012**  
**(Serial No. 10100 of 2012)**

**On**

**Payment of Fees:**

**On 25/09/2012**

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

Presented for registration at 19.15 hrs on :25/09/2012, at the Private residence by Vivek Ruia , one of the Executants.

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

Execution is admitted on 25/09/2012 by

1. Alope Mukherjee, son of Lt Haripada Mukherjee , 109/ G, Shyama Prasad Mukherjee Road, Kolkata, Thana:-Tollygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : ----
2. Anjan Mukherjee, son of Lt Haripada Mukherjee , 109/ G, Shyama Prasad Mukherjee Road, Kolkata, Thana:-Tollygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : ----
3. Prateek Tulsyan  
 Director, Vidrik Realty Pvt. Ltd., P-8, Chowringhee Square, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700069.  
 , By Profession : ----  
 Identified By Sujit Sarkar, son of Lt Surendra Nath Sarkar, 82 D, K. N. Sen Road, Kolkata, Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042, By Caste: Hindu, By Profession: Law Clerk.
4. Vivek Ruia  
 Director, Swastic Griho Nirman Pvt. Ltd., 21/2, Ballygunge Place, Kolkata, Thana:-Gariahat, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.  
 , By Profession : ----  
 Personally known to me.

( Arnab Basu )  
 ADDITIONAL DISTRICT SUB-REGISTRAR

**On 26/09/2012**

**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, 5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 3.00/-, on 26/09/2012

( Arnab Basu )  
 ADDITIONAL DISTRICT SUB-REGISTRAR

**26/09/2012 04:40:00 P**

**EndorsementPage 1 of 2**

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	Right					







**Government Of West Bengal**  
**Office Of the A.D.S.R. ALIPORE**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 07709 of 2012**  
**(Serial No. 10100 of 2012)**

Amount by Draft

Rs. 191400/- is paid , by the draft number 240903, Draft Date 21/08/2012, Bank Name State Bank of India, S B I - Calcutta, received on 26/09/2012

( Under Article : A(1) = 191389/- ,E = 14/- on 26/09/2012 )

**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.-1,74,00,000/-

Certified that the required stamp duty of this document is Rs.- 1218020 /- and the Stamp duty paid as: Impresive Rs.- 10/-

**Deficit stamp duty**

Deficit stamp duty Rs. 1218100/- is paid, by the draft number 240900, Draft Date 21/09/2012, Bank Name State Bank of India, S B I - Calcutta, received on 26/09/2012

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR



( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR

26/09/2012 04:40:00 P

EndorsementPage 2 of 2

Photo	Left					
	Right					



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 34  
Page from 3685 to 3703  
being No 07709 for the year 2012.




  
(Arnab Basu) 04-October-2012  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. ALIPORE  
West Bengal

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*[Signature]*

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*[Signature]*

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	Right					

**RECEIVED** of and from the withinnamed

**PURCHASER** the within mentioned sum of

**RUPEES ONE CRORE AND SEVENTY FOUR LACS ONLY RS.1,74,00,000/=**

being the full payment of the total Consideration

in terms hereof and in the manner as follows:

**MEMO OF CONSIDERATION**

Date	Cheque/Pay Order No.	Drawn on	Amount Rs.	Favouring
25.08.12	000321	Standard Chartered Bank 21, Old Court House Street, Kolkata 700 001	25,00,000/=	Aloke Mukherjee
25.08.12	000322	- Do -	25,00,000/=	Anjan Mukherjee
24.09.12	139577	- Do -	7,50,000/=	Aloke Mukherjee
24.09.12	139575	- Do -	7,50,000/=	Anjan Mukherjee
24.09.12	005646	HDFC Bank Stephen House Kolkata 700 001	32,50,000/=	Aloke Mukherjee
24.09.12	005649	Do	32,50,000/=	Anjan Mukherjee
24.09.12	005647	Do	6,00,000/=	Aloke Mukherjee
24.09.12	005650	Do	6,00,000/=	Anjan Mukherjee
25.09.12	000398	Standard Chartered Bank 21, Old Court House Street, Kolkata 700 001	11,00,000/=	Aloke Mukherjee
25.09.12	000399	- Do -	11,00,000/=	Anjan Mukherjee
25.09.12	163204	HDFC Bank 4, Chowringhee Square, Kolkata 700 001	5,00,000/=	Aloke Mukherjee
25.09.12	163205	- Do -	5,00,000/=	Anjan Mukherjee
(Rupees One Crore & Seventy Four Lacs) only			Rs. <u>1,74,00,000/=</u>	

**WITNESSES:**

*Sujit Sarkar*

*Chandrima Ganguli  
468, Lake Gardens  
Kolkata 45*

*Aloke Mukherjee*

*Anjan Mukherjee*

**VENDOR**





ADDL. DIST. SUB. REGISTRAR  
ALIPORE, SOUTH 24 PGS  
25 SEP 2012