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पश्चिम बंगाल WEST BENGAL

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

Addl. Dist. Sub-Registrar
Ampore, South 24 Parganas

12 FEB 2013



THIS DEED OF CONVEYANCE is made on this 11th day of February Two Thousand and Thirteen **BETWEEN UDAYAN BANERJEE** having Income Tax Pan No. AAJPB2261K son of Late Arun Banerjee of No. 107, S. P. Mukherjee Road, Kolkata 700 026 and presently residing at #201 Ujwal Medirian, 723/1 BEML 5th Stage, Rajarajeshwari Nagar, Bengaluru 560 098 hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or there be something repugnant to the subject or context shall be deemed to mean and include

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acquire **ALL THAT** the un-demarcated and undivided 50 Sq. ft. super built up area into or upon the brick built building together with the undivided proportionate share in the land measuring about 08 cottahs and 10 chittacks be the same a little more or less lying situate at and/or being municipal premises No. 107, Dr. Shyama Prasad Mukherjee Road, Kolkata

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his heirs, execut
AND **SWAST**
AALCS004:
its registr
repres
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NAME.....
ADD.....
Rs.....
18 JAN 2013
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

GANJAY KUMAR BAID
Advocate
8, Old Post Office Street
Kolkata-700 001


For Swastic Griho Nirman Pvt. Ltd.

Director

T. I. DESPERSED WITH

18 JAN 2013

Addl. Dist. Sub-Registrar
Alipore, South 24 Pgs.

18 JAN 2013



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[LUPAYAN BANERJEE]



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ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS
11 FEB 2013

VIDRIK REALTY PVT. LTD.


DIRECTOR

PRATEEK TULSYAN

Kakali Tapadar.
KAKALI TAPADAR
D/O. C. S. TAPADAR
21/2, BALLYGUNGE PLACE
KOLKATA-700019
Service

his heirs, executors, administrators, legal representatives and/or 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 and are hereinafter jointly referred to as the **PURCHASER** (which term or expression shall unless excluded by or there be something repugnant to the subject or context shall be deemed to mean and include each of their respective successors, successors – in – interest, nominee/s and/or assigns) of the **OTHER PART**:

WHEREAS:

- A. The Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to as absolute owner of **ALL THAT** the municipal premises No. 107, Dr. Shyama Prasad Mukherjee Road, Kolkata 700 026 in ward No. 84 of the Kolkata Municipal Corporation within the jurisdiction of the Tollygunge Police Station (hereinafter referred to as the '**PREMISES**') morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- B. The front part and/or portion of the ground floor of the building at the said Premises is under the occupation of three tenants whose details appear in the **SECOND SCHEDULE** hereunder written and are hereinafter collectively referred to as the said **TENANTS**.
- C. The Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the un-demarcated and undivided 50 Sq. ft. super built up area into or upon the brick built building together with the undivided proportionate share in the land measuring about 08 cottahs and 10 chittacks be the same a little more or less lying situate at and/or being municipal premises No. 107, Dr. Shyama Prasad Mukherjee Road, Kolkata






ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS

11 FEB 2013

700 026, PS Tollygunge in ward No. 84 of the Kolkata Municipal Corporation, (hereinafter collectively referred to as the said 'SHARE') morefully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written at or for the total consideration of Rs.5,000/= (Rupees Five Thousand) only.

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of **Rs.5,000/= (Rupees Five Thousand) 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 doth 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 doth hereby acquit release and discharge the Purchaser and the said Share hereby intended to be conveyed he the Vendor doth hereby indefeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the un-demarcated and undivided 50 Sq. ft. super built up area into or upon the brick built building together with the undivided proportionate share into or upon the piece or parcel of land containing by ad-measurement an area of about **08 (eight) cottahs and 10 (ten) chittacks** be the same a little more or less together with the partly one and partly two storied building and other structures thereon and all lying situate at and/or being municipal premises **No. 107, Dr. Shyama Prasad Mukherjee Road, Kolkata 700 026 in ward No. 84** of the Kolkata Municipal Corporation within the jurisdiction of the **Tollygunge Police Station** (hereinafter referred to as the said **SHARE**) and the same is morefully and particularly described in the **THIRD 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 **TOGETHER WITH** all ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever 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 Share and every part thereof **AND TOGETHER WITH** the right for the Purchaser and/or its successors in title owners or occupiers for the time being of the said Share hereby conveyed with or without horses horse carts cars vehicles whether mechanically propelled or otherwise to

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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 Share 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 Share and every part thereof 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 Share 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 Share 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, lispens, attachments, trusts, mortgages, trespassers **BUT SUBJECT HOWEVER** to the said Tenants only.

II. **THE VENDOR DOTH 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 is lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to **ALL THAT** the said Share 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 lispens attachments trusts mortgages whatsoever and/or howsoever;
- b) **THAT**, the interest which the Vendor doth hereby profess to transfer subsists and that the Vendor has good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure the said Share 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 Share and to receive

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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 him lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said Share 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;

- d) **THAT**, the said Share 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 Share 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 Share 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;

THE FIRST SCHEDULE ABOVE REFERRED TO

('PREMISES')

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 08 cottahs and 10 chittacks be the same a little more or less together with the two storied building and other structures standing thereon lying situate at and/or being municipal premises No. 107, Dr. Shyama Prasad Mukherjee Road, Kolkata 700 026, PS Tollygunge in ward No. 84 of the Kolkata Municipal Corporation and is butted and bounded in the manner as follows: -

ON THE NORTH: By municipal premises No. 105, S. P. Mukherjee Road;

ON THE EAST: By municipal premises No. 48, S. P. Mukherjee Road;





ON THE WEST: By KMC Road named as S. P. Mukherjee Road;

ON THE SOUTH: By municipal premises No. 109, S. P. Mukherjee Road;

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)

Sir. No.	Name	Location	Rent (Rs.)
1	Shri Netai Malakar	Room no. 1 (one) in the front portion of the premises	700/= pm.
2	Shri Sanjay Chand Roy	Room no. 2 (two) in the front portion of the premises	955/= pm.
3	Shri Bijay Chand Roy	Room no. 3 (three) in the front portion of the premises	1,000/= pm.

THE THIRD SCHEDULE ABOVE REFERRED TO

('SHARE')

ALL THAT the un-demarcated and undivided 50 sq. ft. super built up area in the two storied residential building together with undivided proportionate share in the land comprised in the said 'Premises' referred to in the First Schedule above.

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

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

in the presence of:

[Signature]

[UDAYAN BANERJEE]

[Signature]
(A.K. RAHA)
J-1967, Flat No. 4,
C.R. Park, New Delhi
110019

Left

Right

[Signature]
[ADITYA BANERJEE]
702, B-WING, ODYSSEY BLDG.,
BHAKTI PARK, MUMBAI-400037





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

Endorsement For Deed Number : I - 00989 of 2013
(Serial No. 01300 of 2013)

On 11/02/2013

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

Presented for registration at 18.00 hrs on :11/02/2013, at the Private residence by Vivek Ruia , one of the Claimants.

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

Execution is admitted on 11/02/2013 by

1. Udayan Banerjee, son of Lt. Arun Banerjee , 107, S. P. Mukherjee Rd, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : ----
2. Vivek Ruia
Director, Swastic Griho Nirman Pvt. Ltd., 21/2, Ballygunge Place, Kolkata, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
, By Profession : ----
3. Prateek Tulsyan
Director, Vidrik Realty Pvt. Ltd., P - 8, Chowringhee Square, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700069.
, By Profession : ----

Identified By Kakali Tapadar, daughter of C. S. Tapadar, 21/2, Ballygunge Place, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste: Hindu, By Profession: Service.

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 12/02/2013

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. 3248.00/-, on 12/02/2013

(Under Article : A(1) = 3234/- , E = 14/- on 12/02/2013)

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.-2,95,000/-

Certified that the required stamp duty of this document is Rs.- 17720 /- and the Stamp duty paid as: Impresive Rs.- 10/-


(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR

12/02/2013 02:17:00 P

EndorsementPage 1 of 2

Aditya Banerjee
[ADITYA BANERJEE]
702, B-Wing, Odyssey Bldg.,
Nehru Park, Mumbai-400037

Drafted by: Dilip Kumar
Goel
Advocate
Calcutta High Court



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

Endorsement For Deed Number : I - 00989 of 2013
(Serial No. 01300 of 2013)

Deficit stamp duty

Deficit stamp duty Rs. 17720/- is paid , by the draft number 644640, Draft Date 11/02/2013, Bank :
State Bank of India, BALLYGUNGE, received on 12/02/2013

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR



Yor
(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR

12/02/2013 02:17:00 P

EndorsementPage 2 of 2

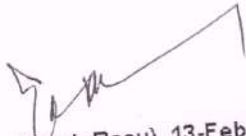
Aditya Banerjee
[ADITYA BANERJEE]
702, B-Wing, Odessa Bldg.,
Nehru Park, Mumbai-400037

Drafted by: Dilip Kumar
Goel
Advocate
Calcutta High Court

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 4664 to 4674
being No 00989 for the year 2013.




(Arbab Basu) 13-February-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE
West Bengal

SIGNED SEALED AND DELIVEREDby the **PURCHASER** at Kolkata

in the presence of:

Uday Jalan
UDAY JALAN
 135, B.R.B. BASU ROAD
 KOLKATA-700001

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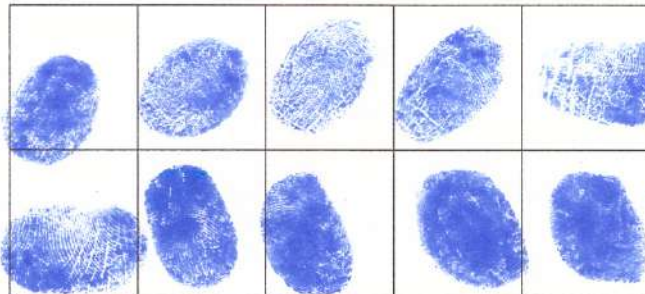
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Kakali Tapadar
KAKALI TAPADAR
 D/O. C.S. TAPADAR
 21/2, BALLYGUNGE PLACE
 KOLKATA-700019

For Swastic Griho Nirman Pvt. Ltd.

॥॥

Director



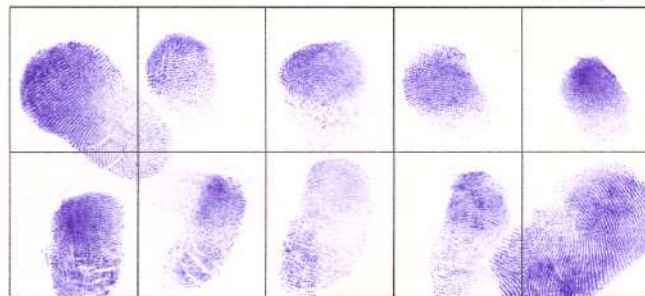
VIDRIK REALTY PVT. LTD.

DIRECTOR

PRATEEK TULSYAN

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**MEMO OF CONSIDERATION**

RECEIVED of and from the **PURCHASERS** abovenamed the within mentioned amount of Rs.5,000/= (Rupees Five Thousand) only vide valid RBI Notes in **CASH** in full and final payment of the consideration amount in terms hereof.

Witnesses:

A.K. Raha
 (A-K. Raha)
 J-1967, Flat NO.4,
 C.R. Park,
 New Delhi 110015

Aditya Banerjee
 [ADITYA BANERJEE]
 702, B-Wing, Odyssey Bldg.,
 Bhakti Park, Mumbai-400037

VENDOR

[UDAYAN BANERJEE]

Drafted by: Dilip Kumar
Goel
Advocate
Calcutta High Court



ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS

11 FEB 2013