

1061/14

201029/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N 152581

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

Adtl Dist. Sub-Registrar  
Alipore, South 24 Parganas

**DEED OF CONVEYANCE**

10 FEB 2014

**THIS DEED OF CONVEYANCE** is made on this the 1st day of February, in the year 2014 (Two Thousand and Fourteen) A.D.

VC-311  
5 Feb  
1-2-14

Corobrum Tradecom Private Limited

Anudeb Singhwala  
Director

Inception Tradecom Private Limited

Adifa Singhwala  
Authorised Signatory

SKYGRAPH TRADECOM PVT. LTD.

Gyan Singhwala  
Director

imbred Merchants Private Limited

Anudeb Singhwala  
Director

BETWEEN

Alo Chaudhary  
Parama Ghosh.  
Kunal Gupta  
Indrajit Bhattacharya  
Kusli Dhar Shrivastava

13234 Date 30/1/2014  
Sold to Abhijit Mandal. Adv.  
of Alipore Subj. court Kolkata  
Rupees 100/-

Sankar Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol. 27

*[Handwritten signature]*

768

Inbred Merchants Private Limited

*[Handwritten signature]*

Director

*[Handwritten mark]*



769

- Alo Chaudhuri



770

*[Handwritten signature]*

(RUPA SEN)

Identified by me  
Abhijit Mandal  
Advocate  
Alipore Subj. court  
Kolkata - 700027



ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.  
01 FEB 2014  
Signature.....

(1) **ALO CHAUDHURI**, Daughter of Late Narendra Nath Chaudhuri, By Occupation Chartered Accountant, Residing at 23, Manick Bandhopadhyay Sarani (previously known as Moore Avenue), Kolkata - 700 040, **PAN NO ABWPC5688F**, (2) **RUPA SEN (NEE CHAUDHURI)**, Wife of Sri Swapan Kumar Sen, By Occupation Doctor, Residing at 141, Manor Road, Derby, England, **PAN NO CPOPS2240R**, (3) **PAROMA GHOSH**, Daughter of Late Dilip Kumar Ghosh, By occupation Doctor, Residing at 23, Manick Bandhopadhyay Sarani (previously known as Moore Avenue) Kolkata - 700 040, **PAN NO AIUPG1215D**, (4) **KUSAL GUPTA**, Son of Late Chinu Gupta, By occupation Service, Residing at 95, Garia Station Road, Kolkata - 700 084, **PAN NO AGRPG7014K**, (5) **INDRAJIT BHALOTIA**, Son of Sri Murlidhar Bhalotia, By occupation Pro-Golfer, Residing at 61/30/1, Manick Bandhopadhyay Sarani (previously known as Moore Avenue), Kolkata - 700 040, **PAN NO ADBPB7661**, (6) **MURLI DHAR BHALOTIA**, Son of Late Bhani Ram Bhalotia, By occupation Retired, Residing at 61/30/1 23, Manick Bandhopadhyay Sarani (previously known as Moore Avenue), Kolkata - 700 040 **PAN NO ADWPB0785C**

(1-6 hereinafter collectively referred to as the "**VENDORS**", which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representative and assigns) of the **ONE PART**.

**AND**



771

✓ Parvina Ghosh.



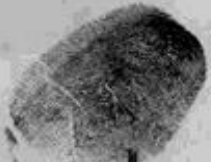
772

✓ Kusum Gupta



773

✓ Indrajit - Bhalolia



774

✓ Anjali Khan Samanta



775

Cerebrum Tradecom Private Limited

Anudeep Singhwala  
Director



776

Inception Tradecom Private Limited

Aditya Singhwala  
Authorized Signatory



777

SKYGRAPH TRADECOM PVT. LTD.

Chiranjiv Prasad

Director

Identified by me  
Shrijit Mondal  
Attocate



ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.  
01 FEB 2014  
Signature.....

(1) **CEREBRUM TRADECOM PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at 18, British India Street, Merlin Chambers, 1<sup>st</sup> Floor, Room No. 105, Kolkata - 700 069 (**PAN No. AA ECC9592L**), Represented by its **DIRECTOR - MR. ANUDEEP JHUNJHUNWALA**, Son of Sri Deepak Jhunjhunwala, working for gains at 18, British India Street, Kolkata - 700 069, (2) **INCEPTION TRADECOM PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at 18, British India Street, Merlin Chambers, 1<sup>st</sup> Floor, Room No. 105, Kolkata - 700 069 (**PAN No. AADCI0225R**), Represented by its **AUTHORIZED SIGNATORY- MR. ADITYA JHUNJHUNWALA**, Son of Alok Jhunjhunwala, working for gains at 1/B, Nando Mullick Lane, Kolkata - 700 006. (3) **SKYGRAPH TRADECOM PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at 24, Hemant Basu Sarani, Mangalam Building, Block - A, 5<sup>th</sup> Floor, Room No 507, Kolkata - 700 001. (**PAN No. AASCS4020P**), Represented by its **DIRECTOR - MR. SANJAY JHUNJHUNWALA**, Son of Sri Kashi Prasad Jhunjhunwala, working for gains at 24, Hemant Basu Sarani, Mangalam Building, Block - A, 5<sup>th</sup> Floor, Room No. 507, Kolkata - 700 001. (4) **INBRED MERCHANTS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at 1/B, Nando Mullick Lane, Kolkata - 700 006. (**PAN No. AADCI1215P**), Represented by its **DIRECTOR - MR. ANURAG JHUNJHUNWALA**, Son of Deepak Jhunjhunwala, working for gains at 1/B, Nando Mullick Lane, Kolkata - 700 006.

(1-4 herein collectively referred to as the **PURCHASERS** which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

**WHEREAS**

**The Vendors has represented and guaranteed To the Purchasers as follows:-**

- A.** One Sarajubala Chaudhuri was absolutely seized and possessed of all that the land measuring 35 (Thirty Five) Cottahs 4 (Four) Chittaks more or less at Premises No. 23, Moore Avenue, P.S. Regent Park, Kolkata - 700 040, presently Ward No. 97 within the limits of Kolkata Municipal Corporation, morefully described in the Schedule herein below (hereinafter referred to as the **Said Property**) free from all encumbrances and/or alienation whatsoever.
- B.** The said Sarajubala Chaudhuri died intestate on 26.05.1981 leaving behind her 6 (Six) Daughters i.e. (1) Bani Chaudhuri, (2) Alo Chaudhuri, (3) Rupa Sen, (4) Shyamali Bhalotia, (5) Piku Ghosh, (6) Chinu Gupta and 2 (Two) Sons (1) Shakti Chaudhuri and (2) Deb Kumar Chaudhuri and each of them inherited 1/8<sup>th</sup> ( One/Eight) share in the said Property.
- C.** Be it mentioned that Babu Narendra Nath Chaudhuri, husband of said Sarajubala Chaudhuri, pre-deceased Sarajubala Chaudhuri and died intestate on 26.02.1973.
- D.** Dr. Miss Bani Chaudhuri was the eldest daughter of Late Sarajubala Chaudhuri and she died unmarried on 29.04.1997 at London leaving behind a Will wherein she bequeathed all her

shares in the Said Property and also her self-acquired properties in accordance with the said Will.

- E.** As per the said Will of Late Dr. Miss Bani Chaudhuri, she bequeathed all her properties in favour of her brothers and sisters wherein she had bequeath 2/9<sup>th</sup> share each in favour of Miss Alo Chaudhuri and Smt Shyamali Bhalotia and rest 5/9<sup>th</sup> share to her remaining brothers and sisters in equal proportion and appointed Sri Swapan Sen and Smt Rupa Sen as Executors of the same and further made provision that in case of the death of the Beneficiaries, the property shall vest to the living child or children having attained the age of 18 years.
- F.** The Probate of the said will of Bani Chaudhuri was obtained from High Court at Calcutta on 25<sup>th</sup> September, 1998.
- G.** The said Shakti Chaudhuri, son of Late Sarajubala Chaudhuri and Narendra Nath Chaudhuri died intestate on 27.12.1997 leaving behind his wife Madhuri Chaudhuri, his son Somnath Chaudhuri, his daughters Ankhi Patra and Rajashree Chakraborty.
- H.** The said Madhuri Chaudhuri, wife of Shakti Chaudhuri died intestate on 27.04.2005 leaving behind her son Somnath Chaudhuri and 2 daughters Ankhi Patra and Rajashree Chakraborty as her sole legal heir and heiress of the said deceased.
- I.** The said Deb Kumar Chaudhuri, son of Late Sarajubala Chaudhuri and Narendra Nath Chaudhuri died on 31.05.2005 leaving behind a will dated 26<sup>th</sup> November, 2004 wherein he

bequeathed his share in the said property jointly and equally to his wife Swapna Chaudhuri and daughter Hansi Chaudhuri, as the only legal heirs and heiress of the said deceased and appointed his wife Swapna Chaudhuri as sole executrix/trustee of the said will. Thereafter the Probate of the said will was obtained on 23<sup>rd</sup> March, 2006 from the court of the L'D District Delegate at Alipore being Act No 39 Case No 77/2005 (P).

- J.** The said Piku Ghosh died on 03.10.2008 and her husband Dilip Ghosh also expired on 02.01.2008 leaving behind their only daughter Paroma Ghosh as the legal heiress of the said deceased.
- K.** Shyamali Bhalotia (nee Chaudhuri), daughter of said Sarajubala Chaudhuri and Narendra Nath Chaudhuri died intestate on 19.02.2009 leaving behind his son Indrajit Bhalotia as the only legal heirs of the said deceased. Be it mention her husband Murali Dhar Bhalotia is still alive and has been made a party to this conveyance for better perfection of title and to avoid disputes in the near future,
- L.** The said Smt Chinu Gupta during the tenure of her Matrimonial Life and due to deterioration of relationship with her husband the Matrimonial tie was dissolved on 25.02.1975 vide Mat Suit No. 10 of 1975 in the 12<sup>th</sup> Additional District Judge at Alipore but she was the custodian of her only son Kusal Gupta and the said Smt Chinu Gupta died intestate on 25.5.1985 leaving behind his only son Sri Kusal Gupta as her only heir and legal representative.



M. Thus, the present owners are the decedents of the said Late Sarajubala Chaudhuri and Late Bani Chowdury and the individual share in their property are as follows :-

NAME	SHARE OF LATE SARAJUBALA CHAUDHURI,	SHARE OF LATE BANI CHAUDHURI	TOTAL SHARE IN THE PROPERTY
<b>ALO CHAUDHURI</b>	1/8 <sup>th</sup>	2/72	11/72
<b>INDRAJIT BHALOTIA</b>	1/8 <sup>th</sup>	2/72	11/72
<b>RUPA SEN</b>	1/8 <sup>th</sup>	1/72	10/72
<b>KUSAL GUPTA</b>	1/8 <sup>th</sup>	1/72	10/72
<b>PAROMA GHOSH</b>	1/8 <sup>th</sup>	1/72	10/72
<b>HANSI CHAUDHURI</b>	1/16 <sup>th</sup>	1/72	5.5/72
<b>SWAPNA CHAUDHURI</b>	1/16 <sup>th</sup>	-	4.5/72
<b>ANKHI PATRA</b>	1/24 <sup>th</sup>	1/216	3.33/72
<b>RAJASHREE CHAKRABORTY</b>	1/24 <sup>th</sup>	1/216	3.33/72
<b>SOMNATH CHAUDHURI</b>	1/24 <sup>th</sup>	1/216	3.34/72

N. By a letter dated 04.01.2014 the co-owners having 20/72 share i.e the said Somnath Chaudhuri, Ankhi Patra, Rajashree Chakraborty, Swapna Chaudhuri, Hansi Chaudhuri have given their NOC to Alo Chaudhuri, Rupa Sen, Paroma Ghosh, Kusal Gupta and Indrajit Bhalotia to sell their 52/72 (Fifty Two/ Seventy Two) undivided share and interest in the said Property unto and in favour of the Purchasers, free from encumbrances which is fully mentioned and described in the schedule below hereunder written and hereinafter referred to as the said property.

O. The Vendors herein offered to sell and the Purchasers agreed to purchase all that the undivided 52/72 (Fifty Two/Seventy Two) share and interest in the piece and parcel of land equivalent to 25 (Twenty Five) Cottahs 7 (Seven) Chittaks and 15 (Fifteen) Sqft more or less together with partly Ground and Ground + 1 (One) Structures measuring 10,112 (Ten Thousand One Hundred and Twelve) Sq. Ft out of total land area measuring 35 (Thirty Five) Cottahs 4 (Four) Chittaks at Premises No. 23, Manick Bandhopadhyay Sarani (previously known as Moore Avenue) Kolkata - 700 040, Ward No. 97 within the limits of Kolkata Municipal Corporation) more fully described in the schedule hereunder for a total consideration of **Rs. 2,08,00,000/- (Rupees Two Crore Eight Lakhs Only).**

**NOW THIS INDENTURE WITNESSTH** that in pursuance of the said agreement and in consideration of the sum of Rs. 2,08,00,000/- (Rupees Two Crore Eight Lakhs Only) paid by the PURCHASERS to the VENDORS simultaneously on or before the execution of these presents the receipt whereof the VENDORS hereby admits and acknowledge of and from the same releases and discharges the PURCHASERS and the said VENDORS as owner does hereby grant , convey , sell, transfer , assign and assure unto and to the use of the said Purchasers free from all encumbrances with existing tenants **ALL THAT** the undivided 52/72 (Fifty Two/Seventy Two) share and interest in the piece and parcel of land equivalent to 25 (Twenty Five) Cottahs 7 (Seven) Chittaks and 15 (Fifteen) Sqft more or less together with partly Ground and Ground + 1 (One) Structures measuring 10,112 (Ten

Thousand One Hundred and Twelve) Sq. Ft out of total land area measuring 35 (Thirty Five) Cottahs 4 (Four) Chittaks at Premises No. 23, Manick Bandhopadhyay Sarani (previously known as Moore Avenue) Kolkata - 700 040, Ward No. 97, Police Station Regent Park under Kolkata Municipality Corporation, Dist. 24 Parganas (South) more fully described in the schedule hereunder written and particularly delineated and colored red in map /plan annexed hereto and hereinafter for the sake of brevity to as the said property or any part thereof now are or is or at any times hereto described or distinguished together with other rights liberties, privileges, appendages and appurtenances whatsoever to the said property now is or at any times hereto was or were held used occupied or enjoyed therewith or reputed to belong to or be appurtenant thereto and like share in the estate right title interest property claims or demands whatsoever of the Vendors into or upon the said property hereinbefore granted and conveyed or otherwise expressed or intended so to be and every part thereof which now or at any times hereafter shall or may be in the possession , custody or control of the Vendors or any other person or person. **TO HAVE AND HOLD** the said property hereby granted, sold, conveyed, transferred, assured and assigned or expressed or intended so to be unto and to the use of the Purchasers herein absolutely and forever WITH ALL rights and benefits free from all encumbrances and liabilities whatsoever.

**AND** All the estate , right , interest , claim and demand whatsoever of the Vendors into or upon the same and every part thereof in law and equity **TO ENTER UPON AND HOLD OWN** and possess the

same unto and to the use of the Purchasers , absolutely and for ever together with title deed, writings, muniments and other evidences of title , AND THE Vendors does hereby covenant with the Purchasers, that notwithstanding any acts, deeds, things heretofore done, executed or knowingly suffered to the contrary the Vendors is now lawfully seized and possessed of the said property free from all encumbrances , attachments or defects in title whatsoever and that the Vendors has full power and absolute authority to sell the said property in manner aforesaid .

**AND** the PURCHASERS shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas or through tenants without any claim or demand whatsoever from the VENDORS or any person claiming through or under them .

**AND** the Purchasers and its respective heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold , possess and enjoy the said property and every part thereof and receive rents, issues and profits thereof without any lawful eviction , hinder. interruption claims demand whatsoever from or by Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them from under any of their ancestors or predecessor/s title.

**AND** further the Vendors covenant with the Purchasers to save harmless, indemnify and keep indemnified the Purchasers from or against all claims, charges, liens, debts, attachments, and encumbrances whatsoever made or suffered by the Vendors or

any of the ancestors or predecessors in title or any person/s lawfully or equitably claiming as aforesaid.

**AND** that the said property is not effected by any attachment including attachment under any certificate case or any proceedings stated at the instances of Income Tax Authorities or Estate Duty authorities or Government Authorities under Public Demands, Recovery Act or any other Acts or otherwise whatsoever and the said property is not effected by any notice or scheme of any Development Authority of Government or any other Public Body or Authority.

**AND** no declaration has been made or published for acquisition of the said property or any part thereof under the Land Acquisition Act or any other Acts for the time being in force and that the said property or any part thereof is not effected by any notice of acquisition or requisition under the Act or rules framed there under or any other Acts of enactment's whatsoever.

**AND** That the Vendors have not, at any time, done or executed or suffered or been party or privy to any act, deed, matter or thing whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title in any manner whatsoever.

**AND** The Vendors has not entered into any Agreement or Agreement for sale, or any Development Agreement, in respect of the Said Property or any portion thereof.

**AND** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property absolutely to the Purchasers.

**AND** That there is no case any nature whatsoever pending and /or no order of any Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

**AND** No mortgage or charge any bank and/or any financial institution is presently subsisting in respect of the Said Property or any part thereof.

**AND** The Vendors declares that the Purchasers shall be fully entitled to mutate the Purchaser's names before the Kolkata Municipal Corporation and / or in all public and statutory records and the Vendors hereby expressly consent to the same.

**AND** the Vendors further covenants that the Vendors shall at the request and cost of the Purchasers, their heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds, and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed. The Vendors herein handed over in favour of the Purchasers the original papers of the schedule below property, Mutation Certificate, Tax Receipts etc related to the said property which is under the power and custody of the Vendors in respect of the said Property.

**THE SCHEDULE ABOVE REFERRED TO:****(SAID PROPERTY)**

All that the undivided 52/72 (Fifty Two/Seventy Two) share and interest in the piece and parcel of land equivalent to 25 (Twenty Five) Cottahs 7 (Seven) Chittaks and 15 (Fifteen) Sqft more or less out of total land area measuring 35 (Thirty Five) Cottahs 4 (Four) Chittaks together with partly Ground and Ground + 1 (One) Structures measuring 10,112 (Ten Thousand One Hundred and Twelve) Sq. Ft at Premises No. 23, Manick Bandhopadhyay Sarani (previously known as Moore Avenue) Kolkata - 700 040, Ward No. 97 within the limits of Kolkata Municipal Corporation, and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and is butted and bounded as follows:

<b>On The North</b>	PREMISES NO. 40/21,43A,43 & 42/1 MANICK BANDHOPADHYAY SARANI
<b>On The South</b>	ON MANICK BANDHOPADHYAY SARANI
<b>On The East</b>	PREMISES NO. 61/25/1 MANICK BANDHOPADHYAY SARANI & OTHER PREMISES
<b>On The West</b>	PREMISES NO. OF 23/2E MANICK BANDHOPADHYAY SARANI & KMC ROAD

**Together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor

**IN WITNESSES WHEREOF** the parties hereto have set and subscribed their respective hands and seal on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

By the said **VENDORS** at Kolkata in the Presence of:

1. Ananth Nath Choudhary  
S/o Brij Nath Choudhary  
Adarsh Nagar, Bore Bakers  
Hooghly, W.B. 712246
2. Anmol Das  
Seedar Place  
Garia Station Road,  
Kolkata - 700026

*Alochaushuri*

*Rupa Sen*  
(RUPA SEN)

*Paroma Ghosh*

*Kunal Gupta*  
*Indrajit Bhattacha*

*Mani Phani Sahoo*

**[VENDORS]**

Cerebrum Tradecom Private Limited  
*Anandip Ghosh*  
Director

Inception Tradecom Private Limited  
*Aditya Jha*

Authorized Signatory  
SKYGRAPH TRADECOM PVT. LTD,  
Cairn Road

Director

Embred Merchants Private Limited  
*Anil Kumar*  
Director

**[PURCHASERS]**

**SIGNED, SEALED AND DELIVERED**

By the said **PURCHASERS** at Kolkata in the presence of:

1. Ananth Nath Choudhary  
S/o Brij Nath Choudhary  
Adarsh Nagar, Bore Bakers  
Hooghly, W.B. 712246
2. Anmol Das

*Drafted by me*  
*Arjit Mondal*  
*Advocate*



**RECEIPT AND MEMO OF CONSIDERATION**

The Vendors mentioned herein above have received from the within named Purchasers the within mentioned sum of **Rs. 2,08,00,000/-** (Rupees Two Crore Eight Lakhs Only) towards full and final payment of the Consideration for sale of the Said Property from the Purchasers described in the **Schedule** above, in the following manner:

<u>NAME</u>	<u>PAY ORDER NO</u>	<u>BANK</u>	<u>DATE</u>	<u>AMOUNT (RS.)</u>
ALO CHAUDHURI	097598	HDFC	31.01.14	11,00,000/-
ALO CHAUDHURI	005406	HDFC	31.01.14	11,00,000/-
ALO CHAUDHURI	005486	HDFC	31.01.14	11,00,000/-
ALO CHAUDHURI	005494	HDFC	31.01.14	11,00,000/-
INDRAJIT BHALOTIA	005485	HDFC	31.01.14	11,00,000/-
INDRAJIT BHALOTIA	005405	HDFC	31.01.14	11,00,000/-
INDRAJIT BHALOTIA	097599	HDFC	31.01.14	11,00,000/-
INDRAJIT BHALOTIA	005491	HDFC	31.01.14	11,00,000/-
KUSAL GUPTA	005488	HDFC	31.01.14	10,00,000/-
KUSAL GUPTA	005492	HDFC	31.01.14	10,00,000/-
KUSAL GUPTA	005408	HDFC	31.01.14	10,00,000/-
KUSAL GUPTA	097596	HDFC	31.01.14	10,00,000/-
PAROMA GHOSH	097600	HDFC	31.01.14	10,00,000/-
PAROMA GHOSH	005407	HDFC	31.01.14	10,00,000/-
PAROMA GHOSH	005487	HDFC	31.01.14	10,00,000/-
PAROMA GHOSH	005495	HDFC	31.01.14	10,00,000/-
RUPA SEN	005409	HDFC	31.01.14	10,00,000/-
RUPA SEN	097595	HDFC	31.01.14	10,00,000/-
RUPA SEN	005493	HDFC	31.01.14	10,00,000/-
RUPA SEN	005484	HDFC	31.01.14	10,00,000/-
<b>TOTAL</b>				<b>2,08,00,000/-</b>

(RUPEES TWO CRORE EIGHT LAKHS ONLY)

Witnesses:

1. Anand Bhalotia

2. Anand Sen

*Handwritten signatures of vendors:*  
 Alo Chaudhuri  
 Paroma Ghosh  
 Kusal Gupta  
 Indrajit Bhalotia  
 [VENDORS]

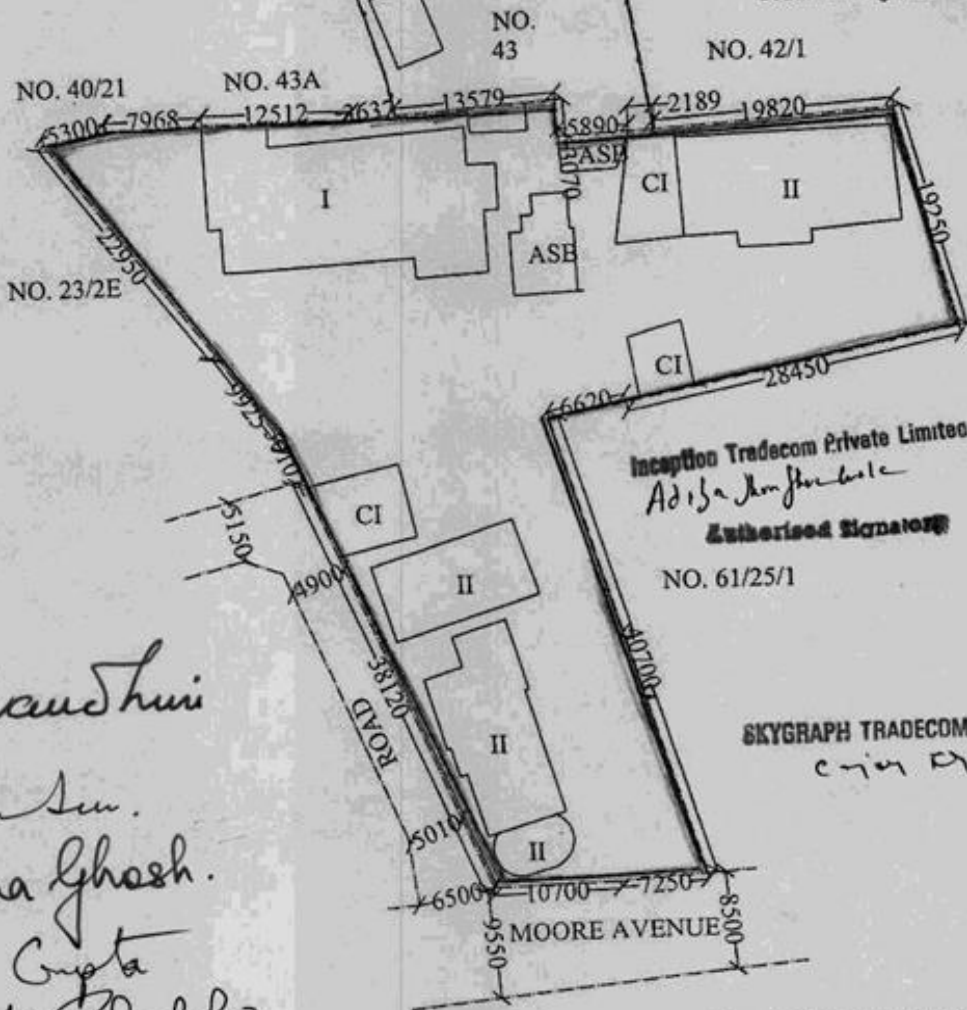
DEED PLAN OF PRE NO. 23, MOORE AVENUE NOW KNOWN AS  
 MANICK BANDHOPADHYAY SARAKI, KOLKATA-700040, P.S. REGENT PARK.  
 DEED PLAN OF PRE. NO.- 23 . WARD NO.-97.  
 P.S. - REGENT PARK, MOORE AVENUE, KOLKATA- 700040

AREA OF LAND = 35 K.-04CH.



SCALE 1:600

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



Inception Tradecom Private Limited  
*Aditya Kumar Ghosh*  
 Authorised Signatory  
 NO. 61/25/1

SKYGRAPH TRADECOM PVT. LTD.  
*Chiranjit Ghosh*

Director

imbred Merchants Private Limited

*Amrit K. Ghosh*

Director

DRRAWN BY:  
**K. DATTA & ASSOCIATES**  
 267, PRINCE ANWAR SHAH ROAD  
 KOLKATA-700 033

*Alo Chauhan*  
*Rupam*  
*Paroma Ghosh*  
*Kunal Gupta*  
*Indrajit Bhattacharya*  
*Hirli Anar Ghosh*

Carabrum Tradecom Private Limited

*Anudeep Singh*  
 Director

SIGN. OF VENDORS

SIGN. OF PURCHASERS

**PRESENTANT**



*Alo Chaudhuri*

—	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME ALO CHAUDHURI

SIGNATURE *Alo Chaudhuri*



*Rupa Sen*

—	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME RUPA SEN

SIGNATURE *Rupa Sen*



*Paroma Ghosh*

—	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME PAROMA GHOSH

SIGNATURE *Paroma Ghosh*



*Kusal Gupta*

—	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME KUSAL GUPTA

SIGNATURE *Kusal Gupta*

**PRESENTANT**



Indrajit Bhalotia

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME INDRAJIT BHALOTIA  
SIGNATURE Indrajit Bhalotia



Murali Dhar Bhargava

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME MURALI DHAR BHARGAVA  
SIGNATURE Murali Dhar Bhargava



Anudeep Jhonjhonwala

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME ANUDEEP JHONJHONWALA  
SIGNATURE Anudeep Jhonjhonwala



Aditya Jhonjhonwala

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME ADITYA JHONJHONWALA  
SIGNATURE Aditya Jhonjhonwala

**PRESENTANT**



—	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SANJAY JHUNJHUNWALA

SIGNATURE



—	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME ANURAG JHUNJHUNWALA

SIGNATURE



—	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME .....

SIGNATURE .....



—	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME .....

SIGNATURE .....



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

Endorsement For Deed Number : I - 01029 of 2014  
(Serial No. 01061 of 2014 and Query No. 1605L000001824 of 2014)

On 01/02/2014

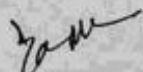
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 17.00 hrs on :01/02/2014, at the Private residence by Anurag Jhunjhunwala , one of the Claimants.

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

Execution is admitted on 01/02/2014 by

1. Alo Chaudhuri, daughter of Lt Narendra Nath Chaudhuri , 23, Manik Bandopadhyay Sa (Moore Av), Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040, By Caste Hindu, By Profession : Others
2. Rupa Sen Nee Chaudhuri, wife of Swapan Kumar Sen , 141 Manor Road, Derby, England, United Kingdom, , By Caste Hindu, By Profession : Others
3. Paroma Ghosh, daughter of Lt Dilip Kumar Ghosh , 23, Manik Bandopadhyay Sa (Moore Av), Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040, By Caste Hindu, By Profession : Others
4. Kusal Gupta, son of Lt Chinu Gupta , 95, Garia Stn Rd, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Service
5. Indrajit Bhalotia, son of Murlidhar Bhalotia , 61/30/1, Garia Stn Rd, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Others
6. Murli Dhar Bhalotia, son of Lt Bhani Ram Bhalotia , 61/30/1, Garia Stn Rd, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Retired Person
7. Anudeep Jhunjhunwala  
Director, Cerebrum Tradecom Pvt. Ltd., 1st Floor, Merlin Chambers, Room No. 105., 18, British Indian Street, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700069.  
, By Profession : ---
8. Aditya Jhunjhunwala  
Director, Inception Tradecom Pvt. Ltd., Merlin Chambers, 1st Floor, Room No. 105, 18, British Indian Street, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700069.  
, By Profession : ---

  
( Arnab Basu )

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 3

10/02/2014 15:05:00



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

**Endorsement For Deed Number : I - 01029 of 2014**  
**(Serial No. 01061 of 2014 and Query No. 1605L000001824 of 2014)**

9. Sanjay Jhunjhunwala  
Director, Skygraph Tradecom Pvt. Ltd., 5th Floor, Mangalam Building, Room No. 507,, Block- A, 24,  
Hemanta Basu Sarani, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin  
:-700001.  
, By Profession : ----

10. Anurag Jhunjhunwala  
Director, Inbred Merchants Pvt. Ltd., Nando Mullick Lane., 1/ B, Kolkata, District:-Kolkata, WEST  
BENGAL, India, Pin :-700006.  
, By Profession : ----

Identified By Avijit Mondal, son of . . , Alipur Judges Court, Kolkata, Thana:-Alipore, District:-South  
24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Advocate.

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 03/02/2014**

**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.-5,16,52,120/-

Certified that the required stamp duty of this document is Rs.- 3615668 /- and the Stamp duty paid as:  
Impresive Rs.- 100/-

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 10/02/2014**

**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.

**Registration Fees paid Online using Government Receipt Portal System (GRIPS),  
Finance Department, Govt. of WB**

Registration Fees Rs. 5,68,186/- paid online on 01/02/2014 3:38PM with Govt. Ref. No.  
192013140006902651 on 01/02/2014 3:22PM, Bank: State Bank of India, Bank Ref. No. IK41868550  
on 01/02/2014 3:38PM, Head of Account: 0030-03-104-001-16, Query No:1605L000001824/2014

**Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance  
Department, Govt. of WB**

( Arnab Basu )

ADDITIONAL DISTRICT SUB-REGISTRAR

10/02/2014 15:05:00

EndorsementPage 2 of 3



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

---

**Endorsement For Deed Number : I - 01029 of 2014**  
**(Serial No. 01061 of 2014 and Query No. 1605L000001824 of 2014)**

---

Stamp duty Rs. 36,15,668/- paid online on 01/02/2014 3:38PM with Govt. Ref. No. 192013140006902651 on 01/02/2014 3:22PM, Bank: State Bank of India, Bank Ref. No. IK41868550 on 01/02/2014 3:38PM, Head of Account: 0030-02-103-003-02, Query No:1605L000001824/2014

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR

---

10/02/2014 15:05:00

EndorsementPage 3 of 3



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
eChallan

GRN: 19-201314-000690265-1

Payment Mode Online Payment

GRN Date: 01/02/2014 15:22:16

Bank : State Bank of India

BRN : IK41868550

BRN Date: 01/02/2014 15:38:50

DEPOSITOR'S DETAILS

Id No. : 1605L000001824/1/2014  
[Query No./Query Year]

Name : ADITYA JHUNJHUNWALA  
Contact No. : 03324192656 Mobile No. : +91 9830077823  
E-mail : anurag.jhunjunwala@gmail.com  
Address : 1/B, NANDO MULLICK LANE, KOLKATA - 700 006  
Applicant Name : Avijit Mondal  
Office Name : A.D.S.R. ALIPORE, South 24-Parganas  
Office Address :  
Status of Depositor : Others  
Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	1605L000001824/1/2014	Property Registration- Stamp duty	0030-02-103-003-02	3615668
2	1605L000001824/1/2014	Property Registration- Registration Fees	0030-03-104-001-16	568186

Total

4183854

In Words : Rupees Forty One Lakh Eighty Three Thousand Eight Hundred Fifty Four only

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I  
CD Volume number 4  
Page from 4588 to 4613  
being No 01029 for the year 2014.



(Arnab Basu) 11-February-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. ALIPORE  
West Bengal

Digitally signed by ARNAB BASU  
Date: 2015.07.09 12:16:35 +05:30  
Reason: Digitally e-Signing the Completion Certificate of the Deed.