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RUPEES

Rs.10

INDIA NON JUDICIAL

6/15/11

10/10/2011

पश्चिम बंगाल WEST BENGAL

N/C-2357/11

50AA 631095



Certified that the Document is registered to Registration. The Signature and the endorsement sheet attached to this document are the part of this Document.

Rs. 2,32,09,500/-
Rs. 2,30,74,860/-

Additional Registrar
of Assurances, Kolkata
8-11-11

THIS INDENTURE OF CONVEYANCE
made on this 8th day of October, 2011

BETWEEN

(M/s) CITYSCAPE TRADING PVT. LTD. a Company having its Registered Office at 38, Nirmal Chandra Street, P.S. Bowbazar, Kolkata -700 013 having Income Tax PAN No.ADDCC 3225 J represented by its Director (Mr) AWDHESH KUMAR SHAW aged about 58 years son of Late Dina Nath Shaw, residing at 38 Nirmal Chandra Street, Kolkata-700 013 hereafter called '**the Vendor**' (which expression shall mean and include its successor/s-in-interest and/or assigns) of the One Part,

- 1 -

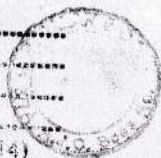
For MLK Developers Pvt. Ltd.
[Signature]
Director

or MLK Developers Pvt. Ltd.

Director

046801

Serial No.
Name
And for (S)
71, Park Street, (Room No-14)
Kolkata-700 016



10 AUG 2011

Date..... Licensed Stamp Vendor
S. SARKAR

Run Karan Sharews.

5330 C

For MLK Developers Pvt. Ltd.

Run Karan Sharews.
Director

5331 C

CITYSCAPE TRADING PVT. LTD.

A.K. Shaw.

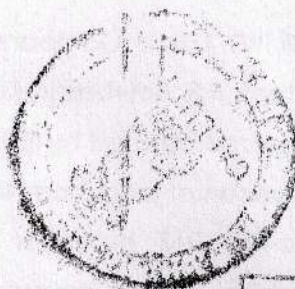
DIRECTOR

Amitesh Kumar Shaw.

Deepa K. Gupta - Advocate
Hill Cant. Calcutta

Sankar Kumar Sarker
Advocate

Alipor Police Court
Kolkata



10/10/2011

Additional Registrar
Kolkata-I, Kolkata
10 Oct 2011

For MLK Developers Pvt. Ltd.

Director

For MLK Developers Pvt. Ltd.
Director

AND

(M/s) **MLK DEVELOPERS PVT. LTD.** a Company having its Registered Office at 24, Ashutosh Mukherjee Road, Kolkata – 700 020 having Income Tax PAN No.AAGCM 9975 P hereafter called '**the Purchaser**' (which expression shall mean and include its successor/s-in-interest and/or assigns) of the Other Part;

WHERE AS :-

A) In these presents, unless the context otherwise requires, the words and/or phrases mentioned below shall have and carry such meaning as described respectively against each of them :-

a) '**Larger Premises**' shall mean All That the Plot of Land containing a Land area of 17 Kotthas 12 Chittacks 35 square feet (approx.) situated and lying at CS Dag No.192 under CS Khatian no.131 & 134 at Mouza-GOBINDOPUR, JL No.38, Touzi No.230/234, Registered Survey no.9, Pargana-Khaspur, PS-then Tollygunge (now PS-Lake) under Tollygunge Municipality, Sub-Registration Office at Alipore, Dist.-24 Parganas, as shown in PURPLE border on the map or plan hereto annexed and marked as Annexure-'A', and that such bigger land has been subsequently divided into **4** different plots being Premises nos.42, 47, 55 & 56 RAHIM OSTAGAR ROAD, Kolkata-700 045, all under Ward no.93 of Kolkata Municipal Corporation each of such plot being defined and described hereafter;

For MLK Developers Pvt. Ltd.

Director
Director

b) '**42-ROR**' shall mean All That divided and demarcated 8 Kotthas 0 Chittacks 0 square feet (Approx.) of Land formed out of the Larger Premises presently being numbered and identified as Premises no.42 Rahim Ostagar Road, PS-Lake, Kolkata-700 045, as shown in RED border on the map or plan hereto;

c) '**47-ROR**' shall mean All That divided and demarcated 4 Kotthas 4 Chittacks 35 square feet (Approx.) of Land formed out of the Larger Premises presently being numbered and identified as

Premises no. 47 Rahim Ostagar Road, PS-Lake, Kolkata-700 045, as shown in GREEN border on the map or plan hereto;

d) '**55-ROR**' shall mean All That divided and demarcated 3 Kotthas 0 Chittacks 0 square feet (Approx.) Land formed out of the Larger Premises presently being numbered and identified as Premises no. 55 Rahim Ostagar Road, PS-Lake, Kolkata-700 045, as shown in PINK border on the map or plan hereto;

e) '**56-ROR**' shall mean All That divided and demarcated 2 Kotthas 8 Chittacks 0 square feet (Approx.) Land formed out of the Larger Premises presently being numbered and identified as Premises no. 56 Rahim Ostagar Road, PS-Lake, Kolkata-700 045, as shown in YELLOW border on the map or plan hereto;

B) By an Bengali Kobala and/or Indenture of Conveyance dated 19.1.1949 registered with SR Alipore, in Book no.-I, Volume no.-7, Pages-116 to 119, Being no.-228, for the year 1949, one (Mr.) UPENDRA CHANDRA GHOSH DASTIDAR son of Late Atul Chandra Ghosh Dastidar purchased and became the sole and absolute owner of the Larger Premises aforesaid free from all encumbrances and/or alienation whatsoever;

C) The said (Mr.) UPENDRA CHANDRA GHOSH DASTIDAR died on 6.12.1979 after publishing his last Will and Testament dated 15.10.1979 (hereafter called '**said Will**') where under he appointed one (Mr.) DHIRENDRA MOHAN CHAKRAVORTI son of Late Sasanka Mohan Chakravorti (hereafter called '**the Executor**') as the sole Executor of the said Will and bequeath inter-alia the Larger Premises in the manner mentioned below :-

1) (Mrs.) NOMITA GHOSH DASTIDAR wife of the said Upendra Chandra Ghosh Dastidar has been given life interest in 55-ROR and after her death his son (Mr.) PROSAD GHOSH DASTIDAR shall get All That the said 55-ROR as full and absolute Owner thereof forever;

For MLK Developers Pvt. Ltd.
Signature
Director

- 2) The said (Mrs.) NOMITA GHOSH DASTIDAR died intestate on 12.2.2002;
- 3) The said (Mr.) PROSAD GHOSH DASTIDAR son of the said Upendra Chandra Ghosh Dastidar and (Mrs.) SABITA GHOSH DASTIDAR wife of the said Mr. Prosad Ghosh Dastidar has been given All that the said 56-ROR jointly as full and absolute Owners thereof forever;
- 4) One (a) (Mr.) BIKASH GHOSH DASTIDAR and (b) (Mr.) PROKASH GHOSH DASTIDAR both sons of (Mr.) Jyotish Ghosh Dastidar who was brother of the said Upendra Chandra Ghosh Dastidar has been given All that the said 47-ROR as full and absolute Owner thereof forever;
- 5) A Private Trust has been created for the benefit, maintenance and welfare of the family members of the said Upendra Chandra Ghosh Dastidar (hereafter called '**the Trust**') and that the said (Mr.) DHIRENDRA MOHAN CHAKRAVORTI i.e. the Executor above named have been appointed as Trustee of such Trust and upon death of the said (Mr.) DHIRENDRA MOHAN CHAKRAVORTI the said (Mr.) PROSAD GHOSH DASTIDAR shall be the Trustee of such Trust (hereafter called '**the Trustee**') and inter-alia All That the said 42-ROR thrown into such Trust and the Trustee have been given liberty to transfer the said 42-ROR unto and in favour of his Gurudeo Sri MOHONA NAND BRAHMACHARI or his Trust if such the said Sri MOHONA NAND BRAHMACHARI or his disciples pay Rs.4 Lacs in Cash as token price of the 42-ROR;

For MLK Developers Pvt. Ltd.

A. Chatterjee
Director

Further Devolution of Title of 42-ROR

- D) The area of the said 42- ROR is 8 Kottahs 0 Chittacks 0 Square Feet (Approx) as stated above but inadvertently the same has been written as 7 Kottahs in the schedule to the said Will which has been subsequently rectified by acts and actions by substituting the area therein by 8 Kottahs 0 Chittacks 0 Square Feet;

- E) Before grant of the aforesaid Probate, on application by the Executor by an order dated 26.3.1980 passed in Act 39 Case no.74 of 1980 (hereafter called '**P.Case-74/1980**') the Ld. District Delegate at Alipore Appointed the Executor aforesaid as Administrator pendent-lite of the Estate of the said UPENDRA CHANDRA GHOSH DASTIDAR which Included All That 42-ROR aforesaid;
- F) The said Sri MOHONA NAND BRAHMACHARI, by his letter dated 8.2.1981 addressed to the Executor nominated (Mr.) RANAJIT KUMAR DAS as one of the Director of M/s ABHIJIT TEA COMPAY PVT. LTD. for completion of purchase of the said 42-ROR and thereupon by an agreement dated 22.2.1981 the Executor as the Administrator Pendentilete agreed to sale and the said M/s ABHIJIT TEA COMPAY PVT. LTD. represented by its Director the said (Mr.) RANAJIT KUMAR DAS agreed to purchase All That 42-ROR subject to permission for sale from the Ld. Court, for which subsequently the Executor filed an application as on 24.8.1981 seeking permission to sale 42-ROR which remained pending for hearing for some time and before such permission could be granted the said M/s ABHIJIT TEA COMPAY PVT. LTD. refused to purchase 42-ROR;
- G) By an agreement dated 9.12.1981 (wherein the said M/s ABHIJIT TEA COMPAY PVT. LTD. joined as Confirming Party) the said Director (Mr.) RANAJIT KUMAR DAS agreed to purchase the 42-ROR along with all liabilities in his personal capacity along with his nominee/s;
- H) Thereupon the Legatee of the said Will in respect of 42-ROR namely the said (Mrs.) NOMITA GHOSH DASTIDAR (wife of Testator), (Mr.) PROSAD GHOSH DASTIDAR (son of Testator) and (Mrs.) SABITA GHOSH DASTIDAR (daughter-in-law of Testator i.e. son's wife) applied for permission in the said Act 39 Case no.74 of 1980, wherein by Order no.26 dated 16.1.1982 the Ld. Court of District Delegate has been pleased to grant permission to sale the said 42-ROR to said (Mr.) RANAJIT KUMAR DAS, and his nominees being his wife (Mrs.) SIPRA DAS, and his son (Mr.) ABHIJIT DAS;
- I) In pursuance of the aforesaid, the said (Mr.) DHIRENDRA MOHAN CHAKRAVORTI as Administrator Pendentilete of the Estate of the said UPENDRA CHANDRA GHOSH DASTIDAR by three several Indentures of Conveyance the particulars whereof are as mentioned below have sold transferred and conveyed All That the said 42-ROR unto and in

For MLK Developers Pvt. Ltd.
Dhirendra Mohan
Director

favour of the said (Mr.) RANAJIT KUMAR DAS, and his nominees being his wife (Mrs.) SIPRA DAS, and his son (Mr.) ABHIJIT DAS :

- 1) Indenture of Conveyance dated 31.3.1982 registered with District Sub-Registrar at Alipore in Book no.-I, Volume no.-112, Pages-214 to 227, Being no.-4129, for the year 1982;
 - 2) Indenture of Conveyance dated 2.4.1982 registered with District Sub-Registrar at Alipore in Book no.-I, Volume no.-116, Pages-200 to 213, Being no.-4223, for the year 1982;
 - 3) Indenture of Conveyance dated 3.4.1982 registered with District Sub-Registrar at Alipore in Book no.-I, Volume no.-118, Pages-36 to 49 Being no.-4265, for the year 1982;
- J) Thus the said (Mr.) RANAJIT KUMAR DAS, his wife (Mrs.) SIPRA DAS, and his son (Mr.) ABHIJIT DAS jointly became the sole and absolute owners of All That 42-ROR;
- K) By an Indenture of Conveyance dated 21.1.2008 registered with Additional Registrar of Assurances-I, Kolkata in Book no.-I, CD Volume no.-62, Pages-2023 to 2048, Being no.-12202, for the year 2008 read with a Deed of Declaration (Rectification) registered with Additional Registrar of Assurances-I, Kolkata in Book no.-I for the year 2011, the said (Mr.) RANAJIT KUMAR DAS, (Mrs.) SIPRA DAS, and (Mr.) ABHIJIT DAS the jointly as the Vendors have sold transferred and conveyed All That 42-ROR unto and in favour of M/s CITYSCAPE TRADING PVT. LTD., whose name has already been mutated in the Kolkata Municipal Corporation records;

For MLK Developers Pvt. Ltd.


Director

Further Devolution of Title of 55-ROR & 56-ROR

- L) Since the said (Mr.) DHIRENDRA MOHAN CHAKRAVORTI as the Executor could not obtain Probate of the said Will during his life time, the said (Mr.) PROSAD GHOSH DASTIDAR being one of the Legatee filed an application for grant of Letters of Administration in respect of the said Will which has been registered as Act 39 Case No.453 of 1986 (L), the said Will have been proved and the Letter of Administration have been granted by the Court of Ld. District Delegate (8th Civil Judge, Senior

Division) at Alipore as on 31.8.2001 unto and in favour of the said (Mr.) PROSAD GHOSH DASTIDAR;

- M) The said (Mr.) PROSAD GHOSH DASTIDAR have administered the Estate and assented and transferred the said 55-ROR, and also the said 56-ROR to the Legatees as stated above by his acts and actions;

Further Devolution of Title of 47-ROR

- N) The said (Mr.) PROSAD GHOSH DASTIDAR as administrator have also assented and transferred the said 47-ROR, to the Legatees as stated above by his acts and actions;
- O) Out of the two Legatees relating to 47-ROR, namely (a) (Mr.) BIKASH GHOSH DASTIDAR and (b) (Mr.) PROKASH GHOSH DASTIDAR the said (Mr.) PROKASH GHOSH DASTIDAR died intestate as on 9.5.1982 leaving him surviving the following persons as his only heir and/or legal Representative who thus jointly became the sole and absolute owner of undivided 50% share in the said 47-ROR :
- 1) (Mrs.) MITA GHOSH DASTIDAR – widow
 - 2) (Mr.) AMITAVA GHOSH DASTIDAR – son
 - 3) (Mr.) ANIRUDDHA GHOSH DASTIDAR – son

Common Status of Ownership

- P) In the facts and circumstances aforesaid various divided and demarcated portions of the Larger Premises as above is owned by such persons having such share therein as mentioned in the Chart below respectively;

For MLK Developers Pvt. Ltd.
[Signature]
Director

42-ROR

Sl. No.	Name of the Present Owner	% Share in 42-ROR
1)	(M/s) CITYSCAPE TRADING PVT. LTD.	100%

55-ROR

Sl. No.	Name of the Present Owner	% Share in 55-ROR
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1)	(Mr.) PROSAD GHOSH DASTIDAR	100%
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56-ROR

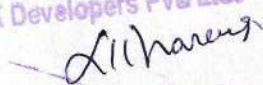
Sl. No.	Name of the Present Owner	% Share in 56-ROR
1)	(Mr.) PROSAD GHOSH DASTIDAR	50%
2)	(Mrs.) SABITA GHOSH DASTIDAR	50%

47-ROR

Sl. No.	Name of the Present Owner	% Share in 47-ROR
1)	(Mr.) BIKASH GHOSH DASTIDAR	50%
2)	(Smt.) MITA GHOSH DASTIDAR	16.67%
3)	(Mr.) AMITAVA GHOSH DASTIDAR	16.67%
4)	(Mr.) ANIRUDDHA GHOSH DASTIDAR	16.66%

Q) The Vendor aforesaid has declared, represented, assured the Purchaser as follows :-

- a) In the facts and circumstances aforesaid the Vendor has become and still are the sole and absolute owner of All That 42-ROR i.e. 42 Rahim Ostgar Road, Kolkata-700 045 more fully described in the 1st Schedule hereto (hereafter called '**Subject Premises**') free from all encumbrances and/or alienation whatsoever;
- b) The Vendor is holding, owning, using and enjoying the Subject Premises without any interruption, hindrance, claim and/or demand from any person whosoever;
- c) No person or persons other than the Vendor has any right of ownership, occupancy, easement or otherwise on the Subject Premises or any part thereof save that the Premises is occupied such person/s as mentioned in the 2nd Schedule hereto (hereafter called '**the Occupants**');;

For MLK Developers Pvt. Ltd.

 Director

- d) There are no suits and/or proceedings and/or litigations pending in respect of the Subject Premises or any part thereof;
- e) The right, title and interest of the Vendors in the Subject Premises are free from all encumbrances (subject to existing tenant as mentioned in the 2nd Schedule hereto) and/or alienation whatsoever and the Vendor has a good and marketable title thereto;
- f) The Subject Premises or any part thereof is at present not affected by any requisition or any acquisition of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendors;
- g) Neither the Subject Premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to income Tax, Revenue or any other Public Demand;
- h) The Vendor has not entered into any agreement and/or arrangement and/or has not done any act, deed or thing has not in any way dealt with the Subject Premises whereby the right, title and interest of the Vendor as to the ownerships, use, and enjoyment thereof, is or may be affected and/or whereby the Vendors' title in respect of the Subject Premises may get alienated and/or encumbered in any manner whatsoever save as mentioned hereafter;
- i) There is no statutory, judicial and/or quasi-judicial and/or departmental order and/or restrictions which may prevent the Vendor from transferring the Subject Premises in its entirety to the Purchaser free from all encumbrances whatsoever;
- j) Notwithstanding aforesaid, the Vendor is fully and sufficiently entitled to complete sale of the Premises to the Purchaser;
- k) Upon completion of purchase the Purchaser shall acquire a clear and marketable title to the Subject Premises and each and every part thereof;

For MLK Developers Pvt. Ltd.

L. Mahalingam

Director

- 1) The representations and guarantee of the Vendor mentioned hereinabove (hereafter collectively called '**the Said Representations**') are true and correct;
- R) Relying on the said Representations of the Vendor and also on the covenant of the Vendor as mentioned in these presents the Purchaser has agreed to purchase and acquire and the Vendor has agreed to sell, transfer and convey All That the Subject Premises aforesaid more fully described in the 1st SCHEDULE hereto together with rights, properties and easements appurtenant thereto in its entirety free from all encumbrances and/or alienation whatsoever;

NOW THIS INDENTURE WITNESSETH as follows:

- I) In the Premises aforesaid and in consideration of a sum of **Rs.72,00,000/-** (Rupees **Seventy Two Lakhs**) only paid by the Purchaser to the Vendor at or before execution of these presents (the receipt whereof the Vendor do and doth hereby and also by the memo hereunder admit and acknowledge and of and from the payment of the same forever release, discharge, acquit and exonerate the Purchaser and the Properties hereby transferred and conveyed) the Vendor do and each of them doth hereby grant, sell, transfer, convey, assign and assure unto and in favour of the Purchaser All That the Subject Premises aforesaid more fully described in the 1st SCHEDULE hereto in its entirety OR HOWSOEVER OTHERWISE the Subject Premises now is or at any time heretofore was situate, butted, bounded, called, known, numbered, described and distinguished TOGETHER WITH all trees, bushes, water, water courses, all pits, areas, sewers, drains, ways, paths, passage, water courses, areas, facilities, amenities and installations, rights, liberties and/or any other benefits, claims, compensations, sanctions, permissions, clearances, NOCs, liberties, privileges, easements, appurtenances belong or be appurtenant to the aforesaid or known as part, parcel and/or attributable thereto i.e. to the Subject Premises aforesaid AND all reversion or reversions, remainder or remainders, un-received income or realizable in respect of the Subject Premises aforesaid AND all the estate right title interest inheritance property, use, trust, possession claims and demand whatsoever both at law and in equity of the Vendor into or upon the Subject Premises and the rents,

For MLK Developers Pvt. Ltd.

X Mohan Singh
Director

issues and profits thereof and each and every part thereof And all deeds, pattas, muniments of title whatsoever relating to the Subject Premises aforesaid (hereafter collectively called '**the said Property**') free from all encumbrances and/or alienation whatsoever save the occupancy of the Occupants aforesaid TO HAVE AND TO HOLD the Subject Premises aforesaid and the Rights and Properties appurtenant and attributable thereto unto and to the use of the Purchaser absolutely and forever;

II) THE VENDOR DO AND DOTH HEREBY COVENANT WITH THE PURCHASER as follows:-

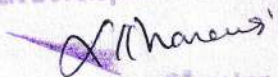
- i) THAT the interest which the Vendor do hereby profess to transfer subsists and that the Vendor has good right full power and absolute authority and indefeasible title to grant, sell, transfer, convey, assign, confirm, concur and assure unto the Purchaser the Said Property and the Rights and Properties appurtenant thereto in the manner aforesaid;
- ii) AND THAT the Vendor has not at any time done or executed any deeds, documents or writing whereby the Said Property and the Rights and Properties appurtenant thereto or any part thereof can or may be impeached, encumbered or affected in title;
- iii) The Vendor as the sole and absolute Owner is peacefully seized and possessed of or well and sufficiently entitled to the Said Property and the rights and properties appurtenant thereto and have been enjoying quiet, peaceful and absolute physical possession of the Said Property without any disturbance, hindrance and obstruction from any person/s whatsoever;
- iv) AND THAT the Said Property and the rights and properties appurtenant thereto is free from all charges, mortgages, liens, attachments, leases, acquisition, requisition, restrictions, litigations, lis pendens, covenants, uses, debuttar, trusts made or suffered by the Vendor or any person or persons arising or lawfully, rightfully or

For MLK Developers Pvt. Ltd.
Ximareus
Director

equitably claiming any estate or interest therein from, under or in trust of the Vendor;

- v) AND THAT the rates, taxes, related interest and penalty, if any, in respect of the Subject Premises up to the date of execution of these presents shall be borne and paid by the Purchaser;
- vi) AND THAT the Said Property and the rights and properties appurtenant thereto is freely, clearly and absolutely acquitted, exonerated, released and forever discharged from and by the Vendor unto and in favour of the Purchaser;
- vii) AND THAT it shall be lawful for the Purchaser from time to time and at all times hereafter to enter into, hold, possess, use, own and enjoy the Said Property and the rights and properties appurtenant thereto and every part thereof and receive the rents, issues and profits there from without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendor;
- viii) AND THAT the Vendor and all people having or lawfully, rightfully or equitably claiming any estate or interest in the Said Property including the Subject Premises and right of way as above and the rights and properties appurtenant to all the above or any part thereof from under or in trust of the Vendor shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, make, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the Said Property and the rights and properties appurtenant thereto and every part thereof as shall or may be reasonably required by the Purchaser;
- ix) The Vendor has already delivered to the Purchaser, all Documents, papers and writings (hereafter called '**the Documents**') which they have in respect of the Said Property and the Vendors do hereby undertake that if any other documents

For MLK Developers Pvt. Ltd.


Director

and/or writings relating to the Said Property are found in their possession later on then they will deliver the same to the Purchaser immediately;

- x) The Vendor hereby confirms that the Vendor has not created any mortgage, liens or any other charge or encumbrance over the Said Property;
- xi) The Vendor does hereby accord his consent to the Purchaser for mutation, separation and/or apportionment, amalgamation, etc. of the Said Property in the municipal records, Land Reforms office, and all the records of the government and/or semi-government and/or other statutory body and/or authority;
- xii) The Vendor hereby confirms that the Said Property has not been vested and/or is not vested under any act or statute and further confirms that the Said Property or any part or portion thereof has not been declared as non-transferable land by any Government or any body or authority;
- xiii) AND that on or before execution of these presents, the Vendors have delivered absolute physical possession to the Purchaser of such portions of the Subject Premises which have been in physical possession of the Vendor and/or their pre-deceasor in interest in its entirety and possession of the portions of the Subject Premises which is under occupancy of the Tenants and/or any other Occupants have been delivered by way of attornment of tenancy /occupancy which has happened and/or deemed to have happened automatically upon execution of these presents by the Vendor;
- xiv) AND FURTHER THAT the Vendor or his heirs or assigns undertake to save harmless and keep indemnified the Purchaser from or against all charges, mortgages, claims, demands, trusts, wakfs, debutters, attachments, acquisition, requisition, agreements, arrangements, alienations, encumbrances, etc. whatsoever and howsoever;

For MLK Developers Pvt. Ltd.

A. Maheshwari

Director

1st Schedule
(the Subject Premises)

ALL THAT the messuage, tenement, hereditament, buildings (60 year old), boundary wall and structures standing thereon containing a total constructed area of 8150 square feet (Gr.fl.-2200sft, 1st fl.-2000 sft., 2nd fl.-2100 sft., 3rd fl.-1850 sft., - cemented floors) together with the piece or parcel of revenue free land containing an area **8 Kotthas 0 Chittacks 0 square feet** (Approx.) Land situate, lying at and being Premises no. **42 Rahim Ostagar Road**, PS-Lake, Kolkata-700 045, under P.S. LAKE within Ward No.93 of Kolkata Municipal Corporation as shown in RED border on the map or plan hereto annexed and marked as **Annexure-A** and butted and bounded as follows: -

On the North : By 47 Rahim Ostagar Road;

On the East : By 9 feet Municipal Passage (Road);

On the South : By 55 and 56 Rahim Ostagar Road;

On the West : By 49 Rahim Ostagar Road;

All aforesaid together with all sorts of easement and other rights benefits and advantages attached to the Subject Premises;

OR HOWSOEVER OTHERWISE the said land hereditament and Premises or any part thereof, which at any time heretofore were or was or now are or is butted bounded known and distinguished.

2nd Schedule
('the Occupants')

SL.NO.	OCCUPANTS	FLOOR & Description	AREA (Sft.)	STATUS	(If Tenant) RENT Per month Rs.
1)	Mr. Gobinda Manna	Ground Floor	200	Tenant	
2)	M/s Cityscape Trading Pvt. Ltd.	Ground Floor	1500	Occupier	
3)	Mr. Bikash Ghosh Dastidar	Ground Floor	500	Occupier	
4)	Mr. Khokon Roy (S.K. Roy)	1 st Floor	500	Tenant	225/-
5)	Mr. Ghosh (D.K. Ghosh)	1 st Floor	500	Tenant	510/-
6)	Mr. R. Bishwakarma	1 st Floor	600	Tenant	100/-
7)	Mr. Halder	1 st Floor	400	Tenant	300/-

For MLK Developers Pvt. Ltd.
Likhanu
Director

SLNO.	OCCUPANTS	FLOOR & Description	AREA (Sft.)	STATUS	(If Tenant) RENT Per month Rs.
8)	Mr. Govinda Guha Thakurta	2 nd Floor	600	Tenant	200/-
9)	Late Amarjit Singh	2 nd Floor	400	Tenant	
10)	Mr. Bapi Mukerjee	2 nd Floor	600	Tenant	
11)	Mrs. Rao	2 nd Floor	500	Tenant	240/-
12)	Mrs. Mitali Acharya (T. Acharya)	3 rd Floor	500	Tenant	192/-
13)	Mr. K.N. Singh	3 rd Floor	500	Tenant	225/-
14)	Mr. Bhattacharya	3 rd Floor	850	Tenant	55/-
15)	M/s Cityscape Trading Pvt. Ltd.	All residual Areas in the Subject Premises and the Building thereat		Occupier	

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

EXECUTED AND DELIVERED by the Vendor at Kolkata in the presence of:

[Signature]
208 N.S.C.
(SOJIT ROY) Base Rd.

CITYSCAPE TRADING PVT. LTD.

A.K. Chow.
DIRECTOR

EXECUTED AND DELIVERED by the PURCHASER at Kolkata in the presence of:

Lun Karan Dharewa,

[Signature]
[Signature]
[Signature]

[Signature] (DILIP KUMAR SHAH)

1 Chakrabarti Road South

KM- 25

For MLK Developers Pvt. Ltd.

Lun Karan Dharewa
Director

(LUN KARAN DHAREWA)

For MLK Developers Pvt. Ltd.

[Signature]

Director

MEMO

RECEIPT

RECEIVED from the within named Purchaser, the within named sum of **Rs.72,00,000/-** (Rupees **Seventy Two Lakhs**) only paid to us the Vendor by the Purchaser as total and/or full and final consideration for sale of the Subject Premises in the manner mentioned below :-

MEMO OF CONSIDERATION

Date	Cash /Cheque / DD No.	Name of Bank & Branch	Name of Drawee	Amount
8.10.11	830242	Kotak Mahindra Bank Ltd., Park Street Branch, Kolkata.	CITYSCAPE TRADING PVT. LTD.	72,00,000/-
			TOTAL	72,00,000/-

For MLK Developers Pvt. Ltd.

X Mahendra
Director

CITYSCAPE TRADING PVT. LTD.

A.K. Ghosh

DIRECTOR

Vendor

Drafted by me

Mahendra
(NARESH DALOIA)

MEMO

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For MLK Developers Pvt. Ltd.

Signature
Director

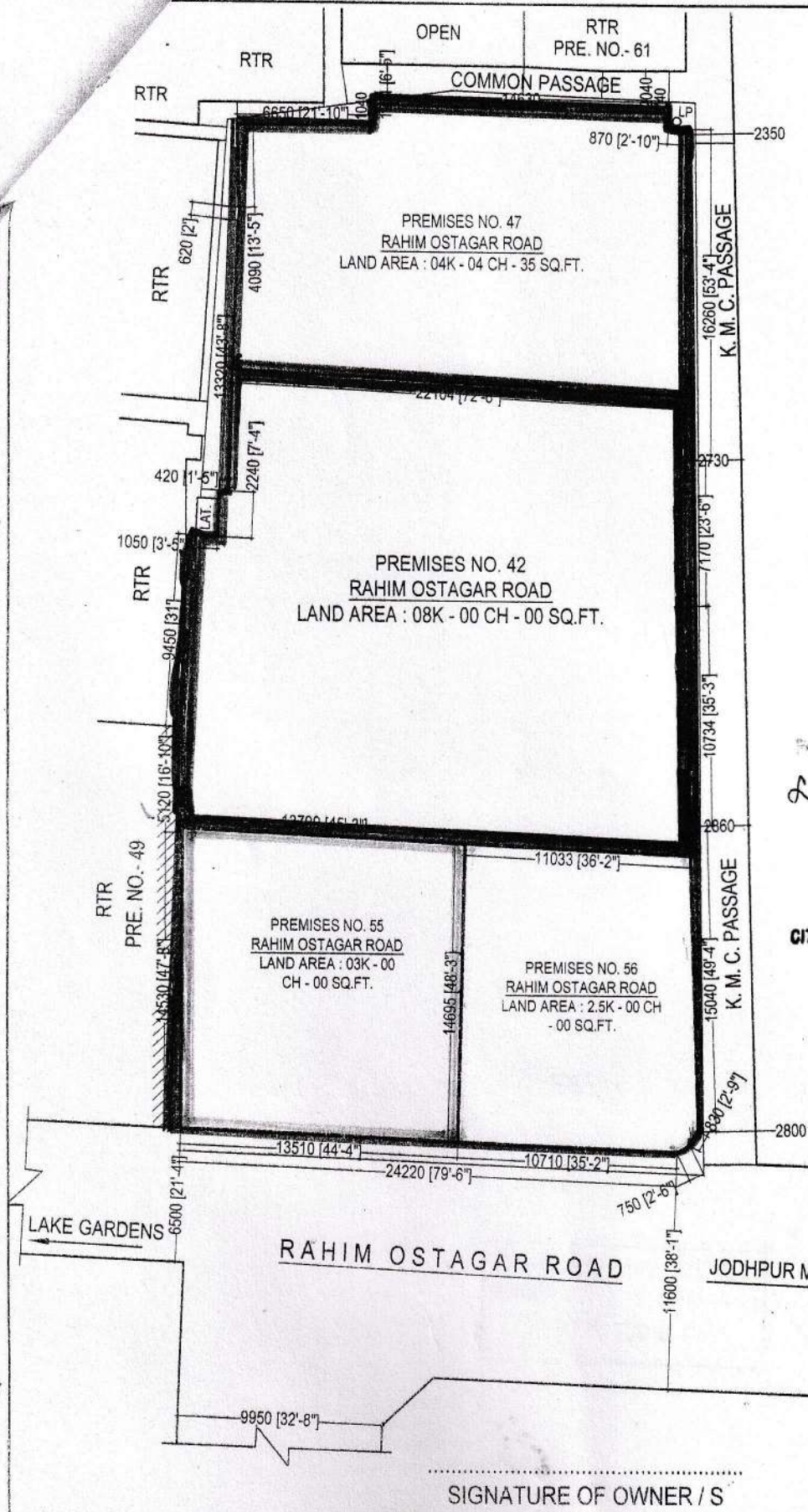
CITYSCAPE TRADING PVT. LTD.

A.K. Ghosh
DIRECTOR

Vendor

Drafted by me

Signature
(NARESH DALOIA)



SITE PLAN OF PREMISES NO. 42
RAHIM OSTAGAR ROAD KOLKATA-700045
LAND AREA : 08K - 00 CH - 00 SQ.FT.

For MLK Developers Pvt. Ltd.
Am Karan Sharma
 Director

CITYSCAPE TRADING PVT. LTD.
A.K. Nair
 DIRECTOR

For MLK Developers Pvt. Ltd.
Am Karan Sharma
 Director

SIGNATURE OF OWNER / S

FORM FOR PHOTOGRAPHS & FINGER PRINTS

 <i>A.K. Bhow</i>					
	LEFT HAND				
					
RIGHT HAND					

 <i>Sun Karan Sharma</i>					
	LEFT HAND				
					
RIGHT HAND					

	Little	Ring	Middle	Fore	Thumb
	LEFT HAND				
	Thumb	Fore	Middle	Ring	Little
	RIGHT HAND				

<i>For MLK Developers Pvt. Ltd.</i> <i>XI Sharma</i> <i>Director</i>					
	Little	Ring	Middle	Fore	Thumb
	LEFT HAND				
	Thumb	Fore	Middle	Ring	Little
	RIGHT HAND				

=====

DATED THIS ____ DAY OF _____, 2011

=====

BETWEEN

(M/s) CITYSCAPE TRADING PVT. LTD.
...the Vendor

AND

(M/s) MLK DEVELOPERS PVT. LTD.
... the Purchaser

INDENTURE OF CONVEYANCE

For MLK Developers Pvt. Ltd.
[Signature]
Director

S. Jalan & Co.
Advocates & Solicitors

10 Old Post Office Street,
Kolkata-700 001.



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 09621 of 2011
(Serial No. 08232 of 2011)

Rs. 0/-, on 08/11/2011

Amount by Draft

1. Rs. 253912/- is paid , by the draft number 257395, Draft Date 21/10/2011, Bank Name State Bank of India, ESPLANADE, received on 08/11/2011
2. Rs. 1485/- is paid , by the draft number 961745, Draft Date 19/10/2011, Bank Name State Bank of India, Jadu Babus Bazar (Northern Park), received on 08/11/2011

(Under Article : A(1) = 255299/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 08/11/2011)

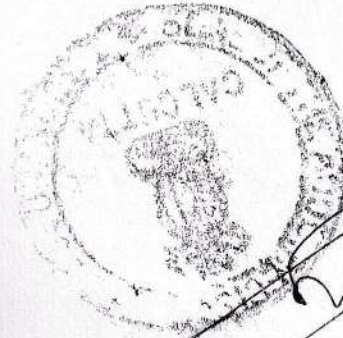
Deficit stamp duty

Deficit stamp duty

1. Rs. 1596445/- is paid71043810/10/2011State Bank of India, CHOWRINGHEE, received on 08/11/2011
2. Rs. 18816/- is paid25739321/10/2011State Bank of India, ESPLANADE, received on 08/11/2011
3. Rs. 9424/- is paid96174619/10/2011State Bank of India, Jadu Babus Bazar (Northern Park), received on 08/11/2011

(Sadhan Chandra Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

For MLK Developers Pvt. Ltd.
S. Chandra
Director



Additional Registrar
of Assurances-I, Kolkata
- 8 NOV 2011

(Sadhan Chandra Das)



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 09621 of 2011
(Serial No. 08232 of 2011)

On

Payment of Fees:

On 10/10/2011

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

Presented for registration at 18.15 hrs on :10/10/2011, at the Private residence by Lun Karan Dharewa ,Claimant.

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

Execution is admitted on 10/10/2011 by

1. Awdhesh Kumar Shaw
Director, (M/ S.) Cityscape Trading Pvt. Ltd., 38, Nirmal Ch. Street, Kolkata, Thana:-Bowbazar,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
, By Profession : Others
 2. Lun Karan Dharewa
Director, (M/ S) Milk Developers Pvt. Ltd., 24, Ashutosh Mukherjee Road, Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .
, By Profession : Others
- Identified By Rajendra Kumar Gupta, son of .. , High Court, CALCUTTA, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 18/10/2011

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.-23209500/-

Certified that the required stamp duty of this document is Rs.- 1624685 /- and the Stamp duty paid as: Impresive Rs.- 10/-

(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 08/11/2011

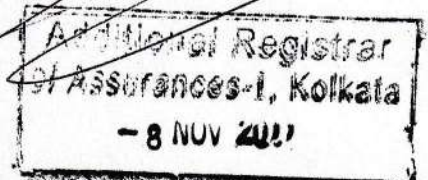
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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:

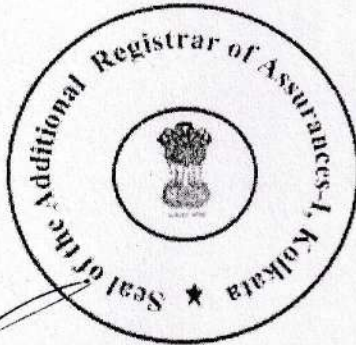
Amount By Cash

For MLK Developers Pvt. Ltd.
[Signature]
Director



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 4637 to 4658
being No 09621 for the year 2011.



(Sadhan Chandra Das) 14-November-2011
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal

For MLK Developers Pvt. Ltd.

Signature

Director