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10/10/2011 पश्चिम बंगाल WEST BENGAL

N/C-2356/11

50AA 631098

दि 20/10/2011

मू. र. 9,49,150/-

मू. म. 1,01,49,150/-



Certified that the Document is admitted to Registration. The Circular Stamp and the endorsement are attached to this document as the part of this document.

Sub-Registrar of Assurances, Kolkata

08.11.11

THIS INDENTURE OF CONVEYANCE
made on this 10th day of Octo., 2011

BETWEEN

(Mr.) **PROSAD GHOSH DASTIDAR** son of the Late Upendra Chandra Ghosh Dastidar residing at Premises no. 42 Rahim Ostagar Road, Kolkata-700 045, having Income Tax PAN No. BDNPD 0086 L hereafter called '**the Vendor**' (which expression shall mean and include his successor/s-in-interest and/or assigns) of the First Part,

AND

- 1 -

For MLK Developers Pvt. Ltd.

[Signature]

Director

046728

Serial No.....

Name.....

Address.....

71, Park Street, (Room No-14)
Kolkata-700 013

10 AUG 2011

Date.....

Licensed Stamp Vendor
S. SARKAR

Am Karan Shrivastava

5330 C

For MLK Developers Pvt. Ltd.

Am Karan Shrivastava
Director

5331 C

CITYSCAPE TRADING PVT. LTD.

A. K. Shaw

DIRECTOR

Amitesh K. Shaw

Jayanta Bhattacharya
Partner
Alpuri Surin Court
Kolkata-27

10/10/2011

For MLK Developers Pvt. Ltd.

Director

Additional Registrar
of Companies-I, Kolkata
10 OCT 2011

For MLK Developers Pvt. Ltd.

Director

- 1) **(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 3325 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;
- 2) **(Mr.) SUJIT KUMAR ROY** aged about 67 years son of Late Ananda Mohan Roy residing at Crescent, 4th Floor, 208, N.S.C. Bose Road, Kolkata-700 047, having Income Tax PAN No. AHEPR 2014 A for self and as Director of the said (M/s) CITYSCAPE TRADING PVT. LTD.

All (1) to (2) aforesaid hereafter collectively called '**the Confirming Parties**' (which expression shall mean and include their respective successor/s-in-interest and/or assigns) of the Second Part,

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 Third Part;

(Represented by LUN KARAN DHAREWA as director)

WHERE AS :-

- A) 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 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, 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 (hereafter called '**the Larger Premises**');

For MLK Developers Pvt. Ltd.

[Signature]
Director

- B) 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 bequeathed inter-alia All That Premises no. 55 RAHIM OSTAGAR ROAD, PS-Lake, Kolkata-700 045, containing divided and demarcated 3 Kotthas 0 Chittacks 0 square feet (Approx.) of Land formed out of the Larger Premises, as shown in PINK border on the map or plan hereto more fully described in the 1st Schedule hereto (hereafter called '**Subject Premises**') to his son (Mr.) PROSAD GHOSH DASTIDAR i.e. the Vendor herein fully, absolutely and forever;
- C) 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 pendente-lite of the Estate of the said UPENDRA CHANDRA GHOSH DASTIDAR;
- D) Being entitled under the said Will, one 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 a separate Plot of Land being All That Premises no. 42 Rahim Ostagar Road, PS-Lake, Kolkata-700 045 formed out of the Larger Premises (hereafter called '**42-ROR**') and thereupon by an agreement dated 22.2.1981 the Executor as the Administrator pendente-lite 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;
- E) 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;

- F) 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;
- G) In pursuance of the aforesaid, the said (Mr.) DHIRENDRA MOHAN CHAKRAVORTI as Administrator pendente 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 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;
- H) 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;
- I) 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

For MLK Developers Pvt. Ltd.
[Signature]
Director

application for grant of Letters of Administration in respect of the said Will dated 15th October, 1979 of the said UPENDRA CHANDRA GHOSH DASTIDAR which has been registered as Act 39 Case No.453 of 1986 (L), and that 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;

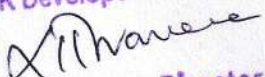
- J) The said (Mr.) PROSAD GHOSH DASTIDAR have administered the Estate and assented and transferred inter-alia All That the Subject Premises unto and in favour of himself i.e. (Mr.) PROSAD GHOSH DASTIDAR being the Legatees under the said Will, by his acts and actions;
- K) In the facts and circumstances aforesaid the said (Mr.) PROSAD GHOSH DASTIDAR i.e. the Vendor herein became and is now presently the sole and absolute owner of All That the Subject Premises i.e. Premises no. 55 RAHIM OSTAGAR ROAD, PS-Lake, Kolkata-700 045, more fully described in the 1st Schedule hereto having 100% share therein;
- L) The Vendor and the Confirming Parties aforesaid have declared, represented, assured the Purchaser as follows :-
- a) In the facts and circumstances aforesaid the Vendor has become and still is the sole and absolute owner of All That the Subject Premises more fully described in the 1st Schedule hereto 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.

Xi Thane
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 Vendor in the Subject Premises is 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 Vendor;
- 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 ownership, use, and enjoyment thereof, is or may be affected and/or whereby the Vendor's 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) The Vendor has entered into a Joint Venture Agreement as on 30.5.2006 with the Confirming Parties inter-alia in respect of the Subject Premises which has since been cancelled by the

For MLK Developers Pvt. Ltd.


Director

Confirming Parties after taking the refund of the advance money from the Vendor, the Confirming Parties have no further claim whatsoever from the Vendor;

- k) Notwithstanding aforesaid, the Vendor is fully and sufficiently entitled to complete sale of the Premises to the Purchaser;
- l) Upon completion of purchase the Purchaser shall acquire a clear and marketable title to the Subject Premises and each and every part thereof;
- m) The representations and guarantee of the Vendor mentioned hereinabove (hereafter collectively called '**the Said Representations**') are true and correct;
- M) Relying on the said Representations and confirmation 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.47,00,000/-** (Rupees **Forty-seven 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) and in further consideration of a sum of **Rs.1,50,000/-** (Rupees **One Lakhs Fifty Thousand**) only paid by the Purchaser to the Confirming Party no.1 and in further consideration of a sum of **Rs.2,00,000/-** (Rupees **Two Lakhs**) only paid by the Purchaser to the Confirming Party no.2 (payment to both Confirming Parties towards refund of all money they have paid till date and settlement of all their claim in the Subject Premises) at or before

For MLK Developers Pvt. Ltd.
[Signature]
Director

execution of these presents (the receipt whereof the Confirming Parties do and doth hereby and also by the memo no.2 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 and the Confirming Parties hereby confirm, concur, assign, release, relinquish 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, 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;

For MLK Developers Pvt. Ltd.

[Signature]
Director

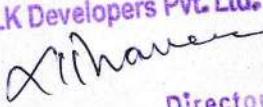
II) THE VENDOR AND THE CONFIRMING PARTIES DO AND DOT H HEREBY COVENANT WITH THE PURCHASER as follows:-

- 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 equitably claiming any estate or interest therein from, under or in trust of the Vendor;
- v) AND THAT the arrear 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

For MLK Developers Pvt. Ltd.


Director

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 Vendor do hereby undertake that if any other documents 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 except the tenants as mentioned in the 2nd Schedule hereunder;

xi) The Vendor do hereby accord their 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;

For MLK Developers Pvt. Ltd.

Xi Thane
Director

- 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 Vendor has delivered symbolic possession of the Subject Premises aforesaid in its entirety to the Purchaser in as much as the same is occupied by the Occupants aforesaid;
- xiv) AND FURTHER THAT the Vendor or their heirs or assigns undertake to save harmless and keep indemnified the Purchaser from or against all encumbrances, charges, trusts, wakfs, debates, attachments whatsoever and howsoever;
- xv) The Confirming Parties hereby confirm this sale and concur all the aforesaid;

1st Schedule
(the Subject Premises)

ALL THAT the messuage, tenement, hereditament, G + 2 storied buildings (60 year old), boundary wall and structures standing thereon containing a total constructed area of 800 square feet (Gr.fl.-300sft, 1st fl.-300 sft., 2nd fl.-200 sft., - cemented floors) together with the piece or parcel of revenue free land containing an area 3 (three) Kotthas 0 (Zero) Chittacks 0 (Zero) square feet (Approx.) Land situate, lying at and being Premises no. 55 Rahim Ostagar Road, District-South 24 Parganas, Kolkata-700 045, under P.S. LAKE within Ward No.93 of Kolkata Municipal Corporation as shown in YELLOW border on the map or plan hereto annexed and marked as Annexure-A and butted and bounded as follows: -

On the North : By 42 Rahim Ostagar Road;

On the East : By 56 Rahim Ostagar Road;

On the South : By 40 feet wide Municipal Road known as Rahim Ostagar Road;

On the West : By 49 Rahim Ostagar Road;

For MLK Developers Pvt. Ltd.
Alhanees
Director

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	UNIT NOS.	STATUS	(If Tenant) RENT Per month Rs.
1)	95 Pally Club Association	Ground Floor	-	Tenant	80/-

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

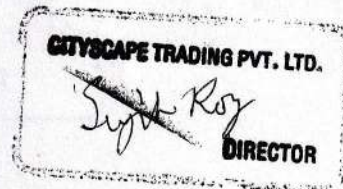
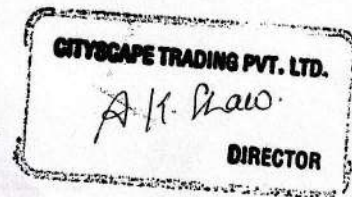
EXECUTED AND DELIVERED by the
Vendor at Kolkata in the presence
of:

Prabin Sarker.
A-14, Chisnantani Park.
Kol-70.

✓
Prasad Ghosh Dastider

EXECUTED AND DELIVERED by the
Confirming Parties at Kolkata in
the presence of:

Prabin Sarker.



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

Prabin Sarker

For MLK Developers Pvt. Ltd.

For MLK Developers Pvt. Ltd.

Sanjiv Kumar Chatterjee
Director

MEMO No.1

RECEIPT

RECEIVED from the within named Purchaser, the within named sum of **Rs.47,00,000/-** (Rupees **Forty-seven 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
26.9.2011	830139	Kotak Mahindra Bank Ltd., Park Street Branch, Kolkata.	Mr. Prosad Gosh Dastidar	47,00,000/-
			TOTAL	47,00,000/-

Prabin Sarkar

For MLK Developers Pvt. Ltd.

Xi Manava

Director

Prosad Ghosh Dastidar

Vendor

MEMO No.2

RECEIPT

RECEIVED from the within named Purchaser, the within named sum of **Rs.3,50,000/-** (Rupees **Three Lakhs Fifty Thousand**) only paid to us the Confirming Parties by the Purchaser as full and final settlement of all our claims in the Subject Premises including reimbursement of all money paid by the Confirming Parties to the Vendor in the manner mentioned below :-

MEMO OF CONSIDERATION

Date	Cash /Cheque / DD No.	Name of Bank & Branch	Name of Drawee	Amount
26.9.2011	830138	Kotak Mahindra Bank Ltd., Park Street Branch, Kolkata.	Cityscape Trading Pvt. Ltd.	1,50,000/-
26.9.2011	830140	Kotak Mahindra Bank Ltd., Park Street Branch, Kolkata.	Mr. Sujit Kumar Roy	2,00,000/-
			TOTAL	3,50,000/-

Prabir Sarkar

CITYSCAPE TRADING PVT. LTD.

A. K. Chaudhary
DIRECTOR

CITYSCAPE TRADING PVT. LTD.

Sujit Roy
DIRECTOR

Confirming Parties

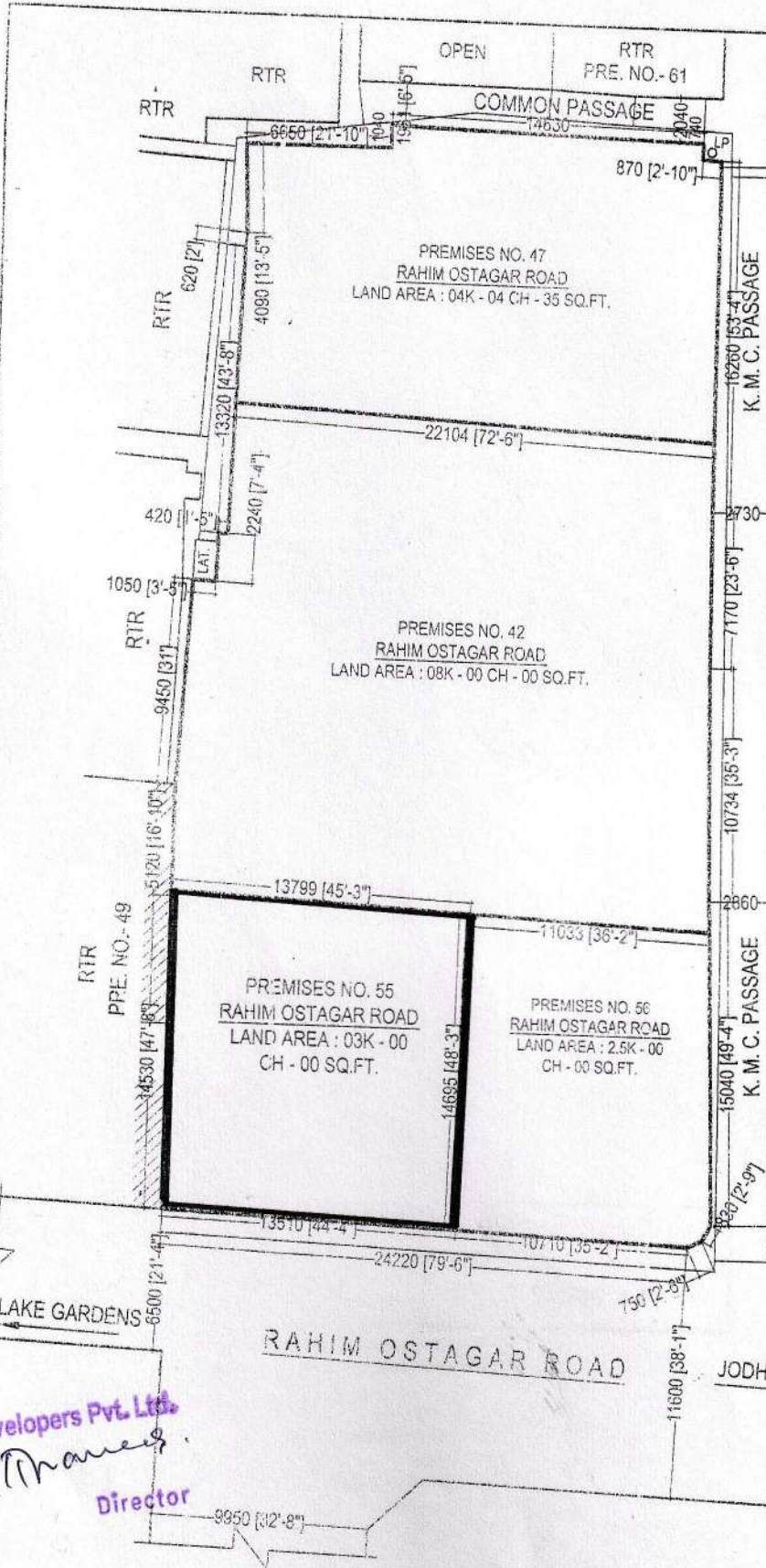
Drafted by me.

Manish Kumar
(NARAYAN BALUDDA)

10, Old Post Office St.
KOL-1

For MLK Developers Pvt. Ltd.

L. Praveen
Director



CITYSCAPE TRADING PVT. LTD.

A. K. Chow
DIRECTOR

For MLK Developers Pvt. Ltd.
Run Kanan Sharma
Director

Prasad Ghosh
Dastidar

CITYSCAPE TRADING PVT. LTD.

Srijit Roy
DIRECTOR

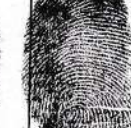
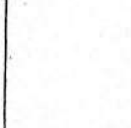
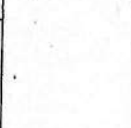
SITE PLAN OF PREMISES NO. 55
RAHIM OSTAGAR ROAD KOLKATA-70004
LAND AREA : 03K - 00 CH - 00 SQ.FT.

For MLK Developers Pvt. Ltd.

A. K. Chow
Director

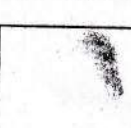
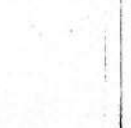


FORM FOR PHOTOGRAPHS & FINGER PRINTS

 Sun Karan Sharma					
	LEFT HAND				
					
RIGHT HAND					

 Prasad Ghosh Dastidar					
	LEFT HAND				
					
RIGHT HAND					

 A.K. Shaw					
	LEFT HAND				
					
RIGHT HAND					

 Sujit Roy					
	LEFT HAND				
					
RIGHT HAND					

For MLK Developers Pvt. Ltd.
X Sharma
 Director

DATED THIS ____ DAY OF _____, 2011

BETWEEN

(Mr.) PROSAD GHOSH DASTIDAR

...the Vendor

AND

(M/s) CITYSCAPE TRADING PVT. LTD. &
Ors.

...the Confirming Parties

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 - 09620 of 2011
(Serial No. 08120 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. Prosad Ghosh Dastidar, son of Lt. Upendra Chandra Ghosh Dastidar , 42, Rahim Ostagar road, CALCUTTA, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700045 , By Caste Hindu, By Profession : Others
2. Awdhesh Kumar Shaw
Director, M/ S, Cityscape Trading Pvt. Ltd., 38, Nirmal Ch. Street, CALCUTTA, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
, By Profession : Business
3. Sujit Kumar Roy
Director, M/ S, Cityscape Trading Pvt. Ltd., 38, Nirmal Ch. Street, CALCUTTA, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
, By Profession : Business
4. Lun Karan Dharewa
Director, M/ S, M L K Developers Pvt. Ltd., 24, Ashutosh Mukherjee Road, CALCUTTA, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .
, By Profession : Others

Identified By Jayanta Bramahachari, daughter of ... , Alipore Judges Court, CALCUTTA, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

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

On 12/10/2011

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.-10149150/-

Certified that the required stamp duty of this document is Rs.- 710461 /- and the Stamp duty paid as: Impressive Rs.- 10/-

For MLK Developers Pvt. Ltd.
L. Dharewa
Director

(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Additional Registrar
of Assurances-I, Kolkata
NOV 2011



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

Endorsement For Deed Number : I - 09620 of 2011
(Serial No. 08120 of 2011)

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

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

Amount by Draft

Rs. 111737/- is paid , by the draft number 257391, Draft Date 21/10/2011, Bank Name State Bank of India, ESPLANADE, received on 08/11/2011

(Under Article : A(1) = 111639/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 08/11/2011)

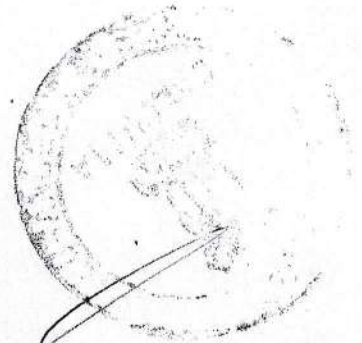
Deficit stamp duty

Deficit stamp duty

1. Rs. 64773/- is paid 25739621/10/2011 State Bank of India, ESPLANADE, received on 08/11/2011
2. Rs. 645728/- is paid 73258207/10/2011 State Bank of India, BRAHMAPUR, received on 08/11/2011

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

For MLK Developers Pvt. Ltd.
L. Manu
Director



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

(Sadhan Chandra Das)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 4616 to 4636
being No 09620 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.

Xi Manav

Director