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भारतीय गैर न्यायिक

दस
रुपये
रु.10TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

6/30
10/10/2011

Q 2014/2011

Mr. M. Rs. 84,38,100/-

Recd
444
1/11/11

पश्चिम बंगाल WEST BENGAL

N/C-2355/11

50AA 631099

THIS INDENTURE OF CONVEYANCEmade on this 8th day of Octo., 2011

Certified that the Document is deposited in
Registration. The Stamp, Fee and the
endorsement sheets attached to this document
are the part of this Document.

Additional Registrar
of Assam & Nalanda
8-11-11

BETWEEN

(1) (Mr.) **PROSAD GHOSH DASTIDAR** son of the Late Upendra Chandra Ghosh Dastidar, having Income Tax PAN No. BDNPD 0086 L, and (2) (Smt.) **SABITA GHOSH DASTIDAR** (alias SAMITA GHOSH DASTIDAR) wife of Mr. Prosad Ghosh Dastidar, having Income Tax PAN No. AVCPG 2690 R both residing at Premises nos.42, Rahim Ostagar Road, Kolkata-700 045 hereafter called '**the Vendors**' (which expression shall mean and include their successor/s-in-interest and/or assigns) of the First Part,

AND

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. AADCC 3325 J represented by its Director

For MLK Developers Pvt. Ltd.

Director

006797

Serial No.

Name.

Address.

71, Park Street, (Room No-14)
Kolkata-700 016

10 AUG 2011

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

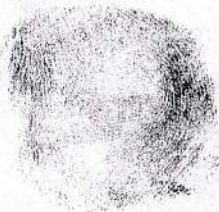
Lun Karan Sharmas



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For MLK Developers Pvt. Ltd.,

Lun Karan Sharmas
Director



5331

GWC

10/10/2011

CITYSCAPE TRADING PVT. LTD.

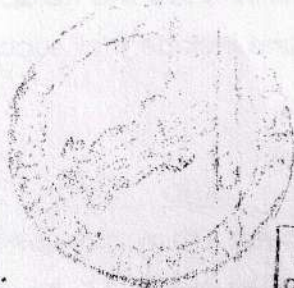
A.K. Chow

DIRECTOR

Aradhana K. Shaw

Sushmita Sarkar
Advocate

Slipsc Police Court, Kolkata



Additional Registrar
of Assurances, Kolkata
10 OCT 2011

For MLK Developers Pvt. Ltd.

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;

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**');
- 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. 56 RAHIM OSTAGAR ROAD, PS-Lake, Kolkata-700 045, containing divided and demarcated 2 Kotthas 8 Chittacks 0 square feet (Approx.) of Land formed out of the Larger Premises, as shown in YELLOW border on the map or plan hereto more fully described in the 1st Schedule hereto (hereafter called '**Subject Premises**') jointly to his son (a) (Mr.) PROSAD GHOSH DASTIDAR and (b) (Mrs.) SABITA GHOSH DASTIDAR wife of the said Prosad Ghosh Dastidar i.e. jointly the Vendors 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

For MLK Developers Pvt. Ltd.

Director

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 lite 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;

For MLK Developers Pvt. Ltd.
[Signature]
Director

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 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 and his wife i.e. (a) (Mr.) PROSAD GHOSH DASTIDAR, and (b) (Mrs.) SABITA GHOSH DASTIDAR being the Legatees under the said Will, by his acts and actions;
- K) In the facts and circumstances aforesaid the said (a) (Mr.) PROSAD GHOSH DASTIDAR, and (b) (Mrs.) SABITA GHOSH DASTIDAR i.e. the Vendors herein jointly became and are now presently jointly the sole and absolute owner of All That the Subject Premises i.e. Premises no. 56 RAHIM OSTAGAR ROAD, PS-Lake, Kolkata-700 045, more fully described in the 1st Schedule hereto each having equal undivided 50% share therein;
- L) The Vendors and the Confirming Parties aforesaid have declared, represented, assured the Purchaser as follows :-
- a) In the facts and circumstances aforesaid the Vendors have jointly become and still are the sole and absolute owners of All That 56-ROR i.e. 56 Rahim Ostgar Road, Kolkata-700 045;
- b) The Vendors are 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 Vendors have any right of ownership, occupancy, easement or otherwise on the Subject Premises or any part thereof save that the Premises is occupied

For MLK Developers Pvt. Ltd.
[Signature]
Director

such person/s as mentioned in the 2nd Schedule hereto (hereafter called '**the Occupants**');

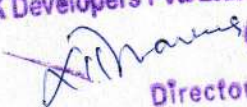
- d) There are no suits and/or proceedings and/or litigations pending in respect of the Subject Premises or any part thereof;
- e) The right, title and interest of the Vendors in the Subject Premises are free from all encumbrances (subject to existing tenant as mentioned in the 2nd Schedule hereto) and/or alienation whatsoever and the Vendors have 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 Vendors have 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 Vendors 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 Vendors from transferring the Subject Premises in its entirety to the Purchaser free from all encumbrances whatsoever;

For MLK Developers Pvt. Ltd.
[Signature]
Director

- j) The Vendors have 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 Confirming Parties after taking the refund of the advance money from the Vendors, the confirming parties have no further claim whatsoever from the vendors;
- k) Notwithstanding aforesaid, the Vendors are 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 Vendors mentioned hereinabove (hereafter collectively called '**the Said Representations**') are true and correct;
- M) Relying on the said Representations and confirmation of the Vendors and also on the covenant of the Vendors as mentioned in these presents the Purchaser has agreed to purchase and acquire and the Vendors have 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:

- D) In the Premises aforesaid and in consideration of a sum of **Rs.39,00,000/-** (Rupees **Thirty Nine Lakhs**) only paid by the Purchaser to the Vendors at or before execution of these presents (the receipt whereof the Vendors 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**)

For MLK Developers Pvt. Ltd.

Director

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 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 Vendors 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 Vendors 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;

II)

THE VENDORS AND THE CONFIRMING PARTIES DO AND DOTH HEREBY COVENANT WITH THE PURCHASER as follows:-

For MLK Developers Pvt. Ltd.

Director

- i) THAT the interest which the Vendors do hereby profess to transfer subsists and that the Vendors have 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 Vendors have 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 Vendors as the sole and absolute Owners are 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 Vendors or any person or persons arising or lawfully, rightfully or equitably claiming any estate or interest therein from, under or in trust of the Vendors;
- 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 Vendors 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 Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendors;
- viii) AND THAT the Vendors 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 Vendors 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 Vendors have 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 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 Vendors hereby confirms that the Vendors 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 Vendors do hereby accord their consent to the Purchaser for mutation, separation and/or apportionment, amalgamation, etc. of the Said Property in the municipal records.

office, and all the records of the government and/or semi-government and/or other statutory body and/or authority;

- xii) The Vendors 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 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 Vendors 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 600 square feet (Gr.fl.-200sft, 1st fl.-200 sft., 2nd fl.-200 sft., - cemented floors) together with the piece or parcel of revenue free land containing an area 2 (two) Kotthas 8 (two) Chittacks 0 (Zero) square feet (Approx.) Land situate, lying at and being Premises no. 56 Rahim Ostagar Road, PS-Lake, Kolkata-700 045, District-South 24 Parganas 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 9 feet Municipal Passage;

For MLK Developers Pvt. Ltd.

Director

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

On the West : By 55 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	UNIT NOS.	STATUS	(If Tenant) RENT Per month Rs.
1)	Mr. Nilmoni	Ground Floor	-	Tenant	1200/-
2)	Mr. Babu Ghosh	Ground Floor	-	Tenant	200/-
3)	Mr. Goswami	Ground Floor	-	Tenant	200/-

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

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

Prabin Sankar
A-14, Chinantani Park,
Kolkata - 70.

✓ Prasad Ghosh Dasgupta

Sabita Ghosh Dasgupta

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

Prabin Sankar

CITYSCAPE TRADING PVT. LTD.

Sujit Roy
DIRECTOR

CITYSCAPE TRADING PVT. LTD.

A. H. Chow
DIRECTOR

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

Prabin Sankar

For MLK Developers Pvt. Ltd.

Lun Karan Sharmas

Director

(Lun Karan Sharmas)

For MLK Developers Pvt. Ltd.

Prabin Sankar
Director

MEMO No.1

RECEIPT

RECEIVED from the within named Purchaser,
the within named sum of **Rs.39,00,000/-**
(Rupees **Thirty Nine Lakhs**) only paid to us
the Vendors 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	830141	Kotak Mahindra Bank Ltd., Park Street Branch, Kolkata.	Mr. Prosad Gosh Dastidar	19,50,000.00
26.9.2011	830142	Kotak Mahindra Bank Ltd., Park Street Branch, Kolkata.	Smt. Sabita Ghosh Dastidar	19,50,000.00
			TOTAL	39,00,000.00

Prabin Sarkar.

Prosad Ghosh Dastidar

Sabita Ghosh Dastidar

For MLK Developers Pvt. Ltd.

[Signature]
Director

Vendors

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	830143	Kotak Mahindra Bank Ltd., Park Street Branch, Kolkata.	Cityscape Trading Pvt. Ltd.	1,50,000/-
26.9.2011	830144	Kotak Mahindra Bank Ltd., Park Street Branch, Kolkata.	Mr. Sujit Kumar Roy	2,00,000/-
			TOTAL	3,50,000/-

Sujit Roy

CITYSCAPE TRADING PVT. LTD.

A.K. Chow

DIRECTOR

Prabin Sanjay

Confirming Parties

Drafted by me
Mahesh, An
(NARESH BALODIA)

For MLK Developers Pvt. Ltd.

X Mahesh
Director

FORM FOR PHOTOGRAPHS & FINGER PRINTS

					
	LEFT HAND				
					
	RIGHT HAND				

Sun Karan Sharma

					
	LEFT HAND				
					
	RIGHT HAND				

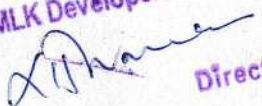
Saheli Ghosh Dasgupta

					
	LEFT HAND				
					
	RIGHT HAND				

Anand Ghosh Dasgupta

					
	LEFT HAND				
					
	RIGHT HAND				

Sijit Roy

For MLK Developers Pvt. Ltd.

 Director

FORM FOR PHOTOGRAPHS & FINGER PRINTS

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

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

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

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

For MLK Developers Pvt. Ltd.

[Signature]
Director



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

**Endorsement For Deed Number : I - 09623 of 2011
(Serial No. 08116 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 18.30 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, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700045 , By Caste Hindu, By Profession : Others
2. Sabita Ghosh Dastidar Alias Samita Ghosh Dastidar, wife of Prosad Ghosh Dastidar , 42, Rahim Ostagar road, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700045 , By Caste Hindu, By Profession : Others
3. 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
4. Sujit Kr Roy
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
5. Lun Karan Dharewa
Director, M / S M L K 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 S Sarkar, son of . . ., Alipore Police Court, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

(Ashok Bandyopadhyay)

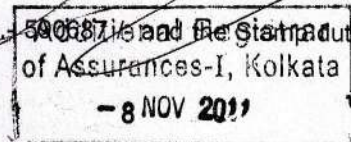
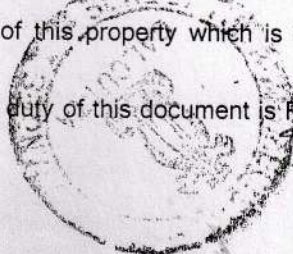
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

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.-8438100/-

Certified that the required stamp duty of this document is Rs. -590687/- and the Stamp duty paid as: Impressive Rs.- 10/-



(Sadhan Chandra Das)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

08/11/2011 15:39:00

EndorsementPage 1 of 2

For MLK Developers Pvt. Ltd.

Sadhan Das

Director



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

Endorsement For Deed Number : I - 09623 of 2011
(Serial No. 08116 of 2011)

(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

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

Amount by Draft

Rs. 92916/- is paid , by the draft number 257392, Draft Date 21/10/2011, Bank Name State Bank of India, ESPLANADE, received on 08/11/2011

(Under Article : A(1) = 92818/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 08/11/2011)

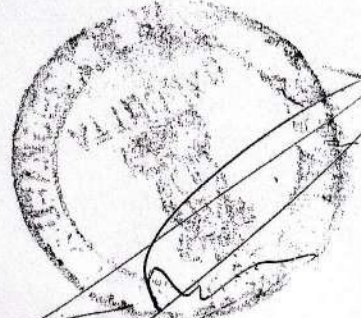
Deficit stamp duty

Deficit stamp duty

1. Rs. 53886/- is paid 25739421/10/2011 State Bank of India, ESPLANADE, received on 08/11/2011
2. Rs. 536801/- is paid 73257507/10/2011 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.
[Signature]
Director



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

=====

DATED THIS ____ DAY OF _____, 2011

=====

BETWEEN

(Mr.) PROSAD GHOSH DASTIDAR
(Smt.) SABITA GHOSH DASTIDAR

...the Vendors

AND

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

...the Confirming Parties

AND

(M/s) MLK DEVELOPERS PVT. LTD.

... the Purchaser

For MLK Developers Pvt. Ltd.
[Signature]
Director

INDENTURE OF CONVEYANCE

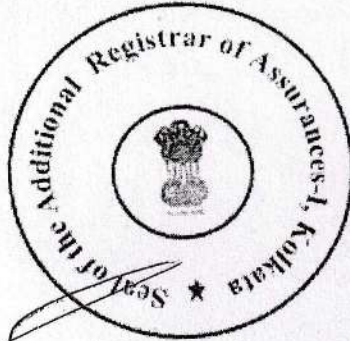
S. Jalan & Co.

Advocates & Solicitors

10 Old Post Office Street,
Kolkata-700 001

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 4690 to 4712
being No 09623 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