08319/16

I 8137/16

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

Certified that the Document is Admitted to Registration the Signature Sheet / Sheets and Endorsement Sheet / Sheets Attached with this Document are the part of this Document.

576803

C-3758/6/16

27/10/16

3:35 P.M

Additional District Sub-Registrar
Barasat, North 24 Parganas

23/11/16

THIS DEED OF CONVEYANCE is made this 27th day of October Two Thousand and Sixteen;

BETWEEN

CHEMICALS INDIA MANUFACTURING AND MARKETING PRIVATE LIMITED, (PAN No. AABCC2955L) a Company incorporated under the Companies Act, 1956, having its registered office at No. 6, Amartalla Street, Police Station Burrabazar, Post Office G.P.O., Kolkata-700001, represented by its Director **Mrs. Yamini Khandelwal (PAN No. AFUPK6167K)** wife of Sri Suraj Khandelwal, residing at Flat No.2, Gobinda Chandra Dhar Lane, P.S. Burrabazar, P.O. - G.P.O., Kolkata- 700001, hereinafter referred to as the "VENDOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and/or assigns) of the ONE PART;

AND

Khandelwal

81916

Sold to.....

Address.....

Value.....2001/-

26 OCT 2016

L.S.V., High Court
Abhijit Sarkar
High Court, A.S

B. K. Jain & Co.
(Advocates)
6A, K. S. Roy Rd.
Kol - 1

Chandelwal

VCTI
4000

For CHEMICAL INDIA MANUFACTURING MARKETING PVT. LTD.

Chandelwal

Director

Seal of the Additional District Sub-Registrar, Barasat, North 24 Pgs.

Identified by -
Biraj Kumar Jain
S/o Late Ram Ratan Jain
20B/1, Sarish Chandra Chowdhury Lane
Kolkata - 700002
P.S. Taltala
Service

Additional District Sub-Registrar
Barasat, North 24 Parganas

27 OCT 2016

VICINITY PROJECTS L.L.P., **(PAN No. AAMFV2022P)** a Limited Liability Partnership incorporated under the Limited Liability Partnership Act 2008, having its registered office at 21/2, Ballygunge Place, Police Station Gariahat, Post Office Ballygunge, Kolkata-700 019, represented by its Designated Partner **Sri Suraj Khandelwal (PAN No. AFCPK8327F),** son of Late Kailash Prasad Khandelwal, residing at 2, Gobinda Chandra Dhar Lane, Police Station Burrabazar, P.O. G.P.O., Kolkata-700 001, hereinafter referred to as the **"PURCHASER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and/or assigns) of the **OTHER PART:**

WHEREAS:

A. By virtue of several registered Indentures of Conveyance, **M/s. Chemicals India Manufacturing and Marketing Private Limited,** the Vendor herein is the recorded owner in respect of ***Firstly,*** **All That** the several pieces or parcels of Plots of Land in aggregate measuring **366.50 Decimals (equivalent to 221 Cottahs 11 Chittak 32.4 Square Feet)** be the same a little more or less situated lying at and comprised in **Dag Nos. 330, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 359 and 360 within Mouza - Humaipur under Khatian No.4478, J.L. No.52, Police Station Barasat, Madhyamgram Municipality, District 24-Parganas (North),** more fully described in ***Part-I*** of the ***First Schedule*** hereunder written **AND** ***Secondly,*** **All That** the several pieces or parcels of Plots of Land in aggregate measuring **19.42 Decimals (equivalent to 11 Cottahs 12 Chittak 29.52 Square Feet)** be the same a little more or less situated lying at and comprised in **Dag Nos. 322, 323 and 337/1145,** within Mouza - Abdalpur under Khatian No. 3904, J.L. No.53, **Police Station Barasat, Madhyamgram Municipality, District 24-Parganas (North),** more fully described in ***Part-II*** of the ***First Schedule*** hereunder written.

B. The said several Plots of Land in aggregate measuring **385.92 Decimals (equivalent to 233 Cottahs 7 Chittak 31.752 Square Feet)** respectively situated within **Mouzas - Humaipur and Abdalpur, J.L. Nos.52 and 53, Police Station Barasat, Madhyamgram Municipality, District 24-Parganas**

(North), respectively described in *Parts-I and II* of the *First Schedule* hereunder written and the same are hereinafter collectively referred to as the **"said Lands"**.

C. The Vendor herein has since divided and/or bifurcated the "said Lands" in several Plots of Land and has further decided to sell those several Plots of Land so divided and/or bifurcated in favour of the intending buyers.

D. The Purchaser abovenamed being desirous of purchasing and/or acquiring portion of the "said Lands", had approached the Vendor for purchase of **All That** the piece or parcel of **Plot of Land** measuring about **05.42 Decimals** be the same a little more or less situated lying at and comprised in **R.S. Dag No. 337/1145, L.R. Dag No.322/1145 and 322 both under L.R. Khatian No.3904 within Mouza - Abdalpur, J.L. No.53, Police Station Barasat, within the limits of Barasat Municipality, District - 24-Parganas (North)**, more fully described in the *Second Schedule* hereunder written (hereinafter referred to as the **"said Plot of Land"**), the portion whereof has been and is occupied by some unauthorized occupant.

E. The Vendor abovenamed on being approached by the Purchaser as aforesaid, represented and assured the Purchaser as follows:-

(a) That the Vendor is the sole and absolute owner in respect of "said Plot of Land", more fully described in the *Second Schedule* hereunder written;

(b) That save and except portion of the "said Plot of Land" occupied by some unauthorised occupant as aforesaid, the "said Plot of Land" is free from all encumbrances, mortgages, charges, liens, lispendens, claims, demands, liabilities, leases, tenancies, acquisitions, requisitions alignments, trusts, Barga and Wakf whatsoever, and that save and except the portion in occupation of some unauthorized occupant as aforesaid, the Vendor herein has been and still is in lawful, vacant, khas and peaceful possession of the remaining portions of the "said Plot of Land" as the owner thereof;

(c) That the original Title deeds and other related documents in respect of the "said Lands" are lying in the custody and possession of the Vendor and the same have not been deposited with any person or party with an intention to create equitable mortgage or as security for payment of any money or performance of any act or otherwise;

(d) That there is no restrain order by any Court of law nor any other bar or impediment of any nature whatsoever for the Vendor to sell or transfer or otherwise dispose of the "said Plot of Land" or portion thereof;

(e) That the "said Lands" including the "said Plot of Land" are not being cultivated by the Vendor and/or any person authorized by the Vendor;

(f) That no one has the right of way from or through the "said Lands" and/or the "said Plot of Land";

(g) That no person except the Vendor has any right of easement or any other right whatsoever or howsoever over and in respect of the "said Lands";

(h) That the Land revenue and all other rates, taxes and outgoings whatsoever on account and in respect of the "said Lands" including the "said Plot of Land" have been paid and that in case of any rates, taxes and other outgoings being found to be lawfully due and payable for and on account of the "said Plot of Land" then the Vendor shall pay the same for the period up to the date of sale thereof;

F. In the premises aforesaid, the Vendor herein agreed to sell and the Purchaser abovenamed agreed to purchase **All That** the "said Plot of Land", more fully described in the ***Second Schedule*** hereunder written, free from all encumbrances whatsoever and subject to the term that the Vendor herein

would at its own costs cause the unauthorized occupants to vacate the "said Plot of Land", at or for the agreed consideration and on agreed terms.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said agreement as aforesaid and further in consideration of the sum of **Rs.39,41,820/= (Rupees Thirty-nine Lacs Forty-one Thousand Eight Hundred Twenty) Only** duly paid on or before the execution of these presents to the Vendor herein by the Purchaser (the receipt whereof the Vendor above named doth hereby as also by the Memorandum hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit, release and discharge the Purchaser as also the "said Plot of Land" hereby sold transferred and conveyed or intended so to be) the Vendor above named doth hereby grant sell transfer convey assign and assure unto and in favour of the Purchaser above named **All That** the piece or parcel of **Plot of Land** measuring about **05.42 Decimals** be the same a little more or less situated lying at and comprised in **R.S. Dag No. 337/1145, L.R. Dag No.322/1145 and 322 both under L.R. Khatian No.3904 within Mouza - Abdalpur, J.L. No.53, Police Station Barasat, within the limits of Barasat Municipality, District - 24-Parganas (North)**, more fully described in the *Second Schedule* hereunder written (hereinafter referred to as the **"said Plot of Land"**), free from all encumbrances, mortgages, charges, liens, lispendens, claims, demands liabilities, leases, tenancies, acquisitions, requisitions, alignments, trusts, Barga, and Wakf whatsoever and on the term that the Vendor herein would at its own costs evict the unauthorized occupants from the "said Plot of Land";

OR HOWSOEVER OTHERWISE the "said Plot of Land" or any part or portion thereof is now or heretofore were or was situated butted bounded called known numbered described and distinguished;

TOGETHER WITH all compounds, areas, ways, paths, passages, sewers, drains, water, water courses, plants, trees, crops, bushes and all manner of connections and all other rights of land comprised therein **AND ALL** rights, liberties, privileges, easements, and appurtenances whatsoever thereunto belonging or held or occupied therewith or reputed to belong or appurtenant thereto **AND THE** reversion or reversions, remainder or remainders **AND THE** rents, issues and profits of the "said Plot of Land" **AND** all the estates, right, title, interest, property, claim and demands whatsoever both at law and

in equity of the Vendor into, upon and in any manner concerning the "said Plot of Land" and every part thereof **AND** all deeds, pattahs, muniments, writings and evidences of title and other documents exclusively relating to or concerning the "said Plot of Land" or any part thereof, which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any other person or persons from whom the Vendor can or may procure the same, without any action or suit at law or in equity;

TO HAVE AND TO HOLD the "said Plot of Land", more fully described in the ***Second Schedule*** hereunder written, hereby sold, granted, conveyed, transferred or otherwise assured and confirmed or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever, without any manner of condition use trust and other things whatsoever to alter, defeat, encumber or make void the same and free from all encumbrances mortgages, charges, liens, lispendens, claims, demands, liabilities, leases, tenancies, acquisitions, requisitions, alignments, trusts, Barga and Wakf whatsoever and the same as per the nature and tenure of the "said Plot of Land";

AND THE VENDOR above named doth hereby covenant with the Purchaser above named as follows:-

THAT notwithstanding any act deed matter or thing whatsoever by the Vendor or *its* predecessors-in-title done, committed, executed or knowingly suffered to the contrary, the Vendor is now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the "said Plot of Land" hereby granted, sold, conveyed, and transferred, without any manner of condition use, trust or other things whatsoever to alter defeat encumber or make void the same, save and except the unauthorized occupant in possession of portion of the "said Plot of Land";

AND THAT notwithstanding any act deed matter or thing whatsoever as aforesaid, the Vendor has good right, full power and absolute authority and indefeasible title to grant, sell, convey and transfer the "said Plot of Land" hereby granted, sold, conveyed, transferred or expressed or

intended so to be unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents;

AND THAT the Vendor herein shall at its own costs evict the unauthorized occupant and further cause vacant and peaceful possession of the entirety of the "said Plot of Land" unto and in favour of the Purchaser herein **AND THAT** the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the "said Plot of Land", without any lawful eviction interruption, hindrance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any estate or interest or right in the "said Plot of Land";

AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged by and at the costs and expenses of the Vendor and well and sufficiently indemnified of from and against all and all manner of claims charges, mortgages and encumbrances whatsoever made suffered, created, done, executed or occasioned by the Vendor or any other person or persons who soever lawfully or equitably or rightfully claiming any estate or interest or right as aforesaid;

AND THAT the "said Plot of Land" are not affected by any Barga or any attachment including attachment under any Certificate case or any proceeding started at the instance of the Income Tax authorities or the Estate Duty authorities or other Government authorities under the Public Demands Recovery Act;

AND THAT no declaration has been made or published for acquisition or requisition of the "said Plot of Land" or any part thereof under the Land Acquisition Act or any other acts or laws for the time being in force;

AND THAT the "said Plot of Land" or any part thereof is not affected by any notice or proceeding for acquisition or requisition under the Defense of India Act or Rules framed there under or any other Acts or enactments whatsoever;

AND THAT the "said Plot of Land" are not adversely affected by nor there are any impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or the West Bengal Estates Acquisition Act of 1953 and/or the West Bengal Land Reforms Act of 1955 for the Vendor to grant, transfer, convey, sell, assign and assure the "said Plot of Land" in favour of the Purchaser in the manner aforesaid;

AND THE VENDOR doth hereby also covenant with the Purchaser that the Vendor and all other persons having or lawfully or equitably claiming any estate, right, title or interest, trust, property, claim and demand whatsoever in the "said Plot of Land" hereby sold conveyed granted and transferred or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further better and more perfectly assuring the "said Plot of Land" and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required;

AND THE Vendor doth hereby also agree, declare and confirm as follows:

(a) That the Purchaser herein shall be entitled to have its name mutated in place and stead of the Vendor in respect of the "said Plot of Land" in the records of the B.L.&L.R.O. and other government authorities and/or departments and in this regard, the Vendor shall not have any objection of any nature whatsoever;

(b) That the Vendor herein shall bear the costs of evicting the unauthorized occupant and of making over the vacant possession of the "said Plot of Land" unto and in favour of the Purchaser herein;

(c) That the Vendor herein shall at *its* own costs keep the Purchaser as also the "said Plot of Land" absolutely indemnified and harmless against all claims, demands and/or disputes, if any, by any person or party whosoever;

(d) That in the event of the amounts of land revenue or any other rates, taxes and outgoings being found to be payable on account and in respect of the "said Plot of Land" for the period up to the date of execution of this Deed, the Vendor herein shall bear and pay the same and further keep the Purchaser as also the "said Plot of Land" absolutely indemnified and harmless against payment of the same;

THE FIRST SCHEDULE ABOVE REFERRED TO

"said Lands"

"Part-I"

Firstly, **All That** the several pieces or parcels of Plots of Land in aggregate measuring **366.50 Decimals (equivalent to 221 Cottahs 11 Chittak 32.4 Square Feet)** be the same a little more or less situated lying at and comprised in **Dag Nos. 330, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 359 and 360 within Mouza - Humaipur under Khatian No.4478, J.L. No.52, Police Station Barasat, Madhyamgram Municipality, District 24-Parganas (North)**, as per the details hereunder:-

R.S. Dag Nos.	L.R. Dag Nos.	Classification	Total Land (in Decimals)	Percentage of Land	Area of Land (in Decimals)
1452	330	Danga	43.00	0.4396	19.00
265	344	Sali	13.00	1.0000	13.00
266	345	Danga	15.00	1.0000	15.00
267	346	Danga	10.00	1.0000	10.00
262	347	Pukur	21.00	1.0000	21.00
288	348	Bagan	50.00	1.0000	50.00
287	349	Danga	27.00	0.9260	25.00
286	350	Bagan	28.00	1.0000	28.00
270 and 366	351	Danga	33.00	1.0000	33.00
269	352	Danga	13.00	1.0000	13.00
271	353	Danga	38.00	1.0000	38.00
272	354	Danga	34.00	0.9559	32.50
273	355	Danga	14.00	1.0000	14.00
274	356	Sali	11.00	1.0000	11.00
275	357	Danga	10.00	1.0000	10.00
276	359	Danga	29.00	1.0000	29.00
277	360	Danga	5.00	1.0000	05.00
				Total:	366.50

"Part-II"

Secondly, **All That** the several pieces or parcels of Plots of Land in aggregate measuring **19.42 Decimal (equivalent to 11 Cottahs12 Chittak 29.52 Square Feet)** be the same a little more or less situated lying at and comprised in **Dag Nos. 322, 323 and 337/1145**, within Mouza – Abdalpur under Khatian No. 3904, J.L. No.53, **Police Station Barasat, Madhyamgram Municipality, District 24-Parganas (North)**, as per the details hereunder:-

R.S. Dag Nos.	L.R. Dag Nos.	Classification	Total Land (in Decimals)	Percentage of Land	Area of Land (in Decimals)
322	322	Bastu	08.00	0.4275	03.42
323	323	Sali	11.00	0.4546	05.00
337/1145	322/1145	Bagan	11.00	1.0000	11.00
				Total:	19.42

THE SECOND SCHEDULE ABOVE REFERRED TO

"said Plot of Land"

All That the piece or parcel of **Plot of Land** measuring about **05.42 Decimals** be the same a little more or less situated lying at and comprised in **R.S. Dag No. 337/1145, L.R. Dag No.322/1145 and 322 both under L.R. Khatian No.3904 within Mouza – Abdalpur, Badu Road** (on Road), **J.L. No.53, Police Station Barasat, within the limits of Barasat Municipality, District – 24-Parganas (North)** and further the details of the "said Plot of Land" are as hereunder :-

Mouza – Abdalpur, J.L. No.53, Police Station Barasat, Barasat Municipality, District – 24-Parganas (North)						
R.S. Dag Numbers	L.R. Dag Numbers	Nature of Land	Khatian Number	Total Area of Dag (in Decimals)	Share of Land	Area of Land Sold (in Decimals)
337/1145	322/1145	Bagan	3904	11.00	0.1818	02.00
322	322	Bastu	3904	08.00	0.4275	03.42
					Total:	05.42

The "said Plot of Land" is butted and bounded in the manner as follows:-

Dag Nos.	North	East	West	South
337/1145	Mouza Humaipur, Dag No.348	Dag No.323	Dag No.322	Salilal
322	Mouza Humaipur, Dag No.349	Dag No.337/1145	Dag No.315	Salilal

IN WITNESS WHEREOF the Vendor and the Purchaser above named have put their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the **Vendor** at Kolkata in the presence of:

Braj Jain Jain

Ankit Murarka
S/o, Sri Suresh Kr. Murarka
3, Digambar Jain Temple Rd
Kol-7, PS-POSTA

For CHEMICAL INDUSTRIES LIMITED
Director

RECEIVED of and from the within named Purchaser the within-mentioned amount of consideration in full as per Memo written herein below.....

Rs.39,41,820/=

(Rupees Thirty-nine Lacs Forty-one Thousand Eight Hundred Twenty) Only

MEMO OF CONSIDERATION

1.	By Cheque No.305379 dated 01.10.2016 drawn on Axis Bank, Kolkata Branch for	Rs.20,00,000/-
2.	By Cheque No.305380 dated 01.10.2016 drawn on Axis Bank, Kolkata Branch for	Rs.19,41,820/-
	Total:	**Rs.39,41,820/-**

(Rupees Thirty-nine Lacs Forty-one Thousand Eight Hundred Twenty) Only

Witness:-

Braj Sen Jain

Ankit Murarka.

For CHEMICALS INDIA MANUFACTURING & MARKETING PVT. LTD.

Director

Drafted & Prepared by
M/s. B.K. Jain & Co. (Advocates)
6A, K.S. Roy Road, Kolkata - 700001
Sandeep Jain, Advocate
Enrollment No. F-961/1373/96.

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARASAT, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15031000375816/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Yamini Khandelwal 2 Gobinda Chandra Dhar Lane, P.O:- G P O, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Seller [Chemicals India Manufacturing And Marketing Private Ltd]			Khandelwal 27.10.2016

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Brajsen Jain Son of Late Ram Ratan Jain 20b/1 Sris Chandra Chowdhury Lane, P.O:- Tala, P.S:- Tala, District:-North 24-Parganas, West Bengal, India, PIN - 700002	Yamini Khandelwal, Mr Suraj Khandelwal	27/10/16.

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

SPECIMEN FORM FOR TEN FINGERPRINTERS

Sl. No.	Signature of the executants/and/ or purchaser Presentants					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little

		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little

		Little	Ring	Middle (Left Hand)	Fore	Thumb
3		Thumb	Fore	Middle (Right Hand)	Ring	Little

Govt. of West Bengal

Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201617-002785590-2

GRN Date: 24/10/2016 15:01:34

BRN : WB251020160143623

Payment Mode Counter Payment

Bank : AXIS Bank

BRN Date: 25/10/2016 06:39:31

DEPOSITOR'S DETAILS

Id No. : 15031000375816/4/2016
[Query No./Query Year]

Name : VICINITY PROJECTS LLP

Contact No. :

Mobile No. : +91 9831031563

E-mail :

Address : 21/2, BALLYGUNGE PLACE, KOLKATA - 19

Applicant Name : Mr Soma Dutta

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15031000375816/4/2016	Property Registration- Stamp duty	0030-02-103-003-02	236429
2	15031000375816/4/2016	Property Registration- Registration Fees	0030-03-104-001-16	43365
			Total	279794

In Words : Rupees Two Lakh Seventy Nine Thousand Seven Hundred Ninety Four only

PAID

Major Information of the Deed

Deed No :	I-1503-08137/2016	Date of Registration	11/23/2016 10:39:12 AM
Query No / Year	1503-1000375816/2016	Office where deed is registered	
Query Date	21/10/2016 11:00:59 AM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Soma Dutta Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830905727, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 39,41,820/-		Rs. 39,41,820/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,36,529/- (Article:23)		Rs. 43,365/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Badu Rd, Mouza: Abdalpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-322/1145	LR-3904	Bastu	Bagan	2 Dec	14,54,546/-	14,54,546/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-322	LR-3904	Bastu	Bastu	3.42 Dec	24,87,274/-	24,87,274/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			5.42Dec	39,41,820 /-	39,41,820 /-	
	Grand Total :				5.42Dec	39,41,820 /-	39,41,820 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Chemicals India Manufacturing And Marketing Private Ltd** 6 Amratola Street, P.O:- G P O, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AABCC2955L, Status :Organization, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Vicinity Projects LLP** 21/2 Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AAMFV2022P, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Yamini Khandelwal** Wife of Suraj Khandelwal 2 Gobinda Chandra Dhar Lane, P.O:- G P O, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFUPK6167K, Status : Representative, Representative of : Chemicals India Manufacturing And Marketing Private Ltd (as authorised signatory)
2	**Mr Suraj Khandelwal** Son of Late Kailash Prasad Khandelwal 2 Gobinda Chandra Dhar Lane, P.O:- G P O, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFCPK8327F, Status : Representative, Representative of : Vicinity Projects LLP (as partner)

Identifier Details :

Name & address
Brajsen Jain Son of Late Ram Ratan Jain 20b/1 Sris Chandra Chowdhury Lane, P.O:- Tala, P.S:- Tala, District:-North 24-Parganas, West Bengal, India, PIN - 700002, Sex: Male, By Caste: Jain, Occupation: Service, Citizen of: India, , Identifier Of Yamini Khandelwal, Mr Suraj Khandelwal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Chemicals India Manufacturing And Marketing Private Ltd	Vicinity Projects LLP-2 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Chemicals India Manufacturing And Marketing Private Ltd	Vicinity Projects LLP-3.42 Dec

Endorsement For Deed Number : I - 150308137 / 2016

On 21-10-2016

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 39,41,820/-

Joyjit Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

On 27-10-2016

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

Presented for registration at 15:35 hrs on 27-10-2016, at the Private residence by Yamini Khandelwal ,.

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

Execution is admitted on 27-10-2016 by Yamini Khandelwal, authorised signatory, Chemicals India Manufacturing And Marketing Private Ltd, 6 Amratola Street, P.O:- G P O, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Brajsen Jain, , , Son of Late Ram Ratan Jain, 20b/1 Sris Chandra Chowdhury Lane, P.O: Tala, Thana: Tala, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Jain, by profession Service

Joyjit Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

On 03-11-2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 43,365/- (A(1) = Rs 43,351/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 43,365/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/10/2016 6:39AM with Govt. Ref. No: 192016170027855902 on 24-10-2016, Amount Rs: 43,365/-, Bank: AXIS Bank (UTIB0000005), Ref. No. WB251020160143623 on 25-10-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,36,529/- and Stamp Duty paid by by online = Rs 2,36,429/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/10/2016 6:39AM with Govt. Ref. No: 192016170027855902 on 24-10-2016, Amount Rs: 2,36,429/-, Bank: AXIS Bank (UTIB0000005), Ref. No. WB251020160143623 on 25-10-2016, Head of Account 0030-02-103-003-02

Joyjit Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

On 23-11-2016

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 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,36,529/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 81916, Amount: Rs.100/-, Date of Purchase: 26/10/2016, Vendor name: A Sarkar

Joyjit Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2016, Page from 214979 to 215009

being No 150308137 for the year 2016.

Seal of the Additional District Sub Registrar, Barasat, District North 24-Parganas

Digitally signed by JOYJIT CHANDA
Date: 2016.11.23 15:37:14 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 23/11/2016 15:37:13

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARASAT

West Bengal.

(This document is digitally signed.)