16/19 00607 I-1160/2016

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL M 642021

1604/C 1520/13/16

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are part of this document.

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
- 2 FEB 2016

25/2/16

# Conveyance

1. **Date:** 02.02.2016.

2. **Nature of Document:** Deed of Sale

3. **Parties:** Collectively the following which will include their respective successors-in-interest:

3.1 **Vendor: Syntech Products Private Limited**, a company duly incorporated under the Companies Act, 1956, having its registered office at Unit No. T-461/561, 6th Floor, Sector-II, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai-400 614, Maharashtra, under P.S. CBD Belapur, Post Office Belapur, having its PAN AAHCS6063M, of the **One Part** represented by its Director Sri Subramaniam Rajagopala, son of Sri Gangadhar Rajagopala, by faith Hindu, by Occupation Business, residing at B-15, Akshaya Co-operative Housing Society Ltd., Chheda Nagar, Tilak Nagar, Mumbai-400 089, under P.S. Tilak Nagar, Post Office Tilak Nagar, having his PAN ACUPR5205Q

**AND**

3.2 **Purchaser: Thistle Complex Private Limited**, a company duly incorporated under the Companies Act, 2013, having its registered office at Diamond Harbour Road, under P.S. Bishnupur, Post Office Joka, District South 24-Parganas, West Bengal, having its PAN AAFCT6024M of the **Other Part**, represented by its Authorised Signatory Sri Sourav Seth, son of Sri Rabindra Nath Seth, by faith Hindu, by Occupation Service, residing at Tili Sarker Lane, P.O.Basberia, P.S. Mogra, District Hooghly-712502, having his PAN FFKPS1868N.

4. **Subject Matter of Sale:** Undivided 9.78 Decimals of land comprised in various Dags situated in Mouza Daulatpur, P.S. Bishnupur, District South 24-Parganas morefully described in **Schedule-C** hereto (the "**Said Property**") out of the land described in **Schedule-B** (the "**Said Land**").

5. **Background:**

5.1 The Vendor is the sole and absolute owner of the Said Land. The devolution of title of the Vendor to the Said Land is mentioned in **Schedule-A** hereto.

5.2 The Vendor has *inter alia* represented to the Purchaser (hereafter the "**Representations**") that:

5.2.1 The Vendor is the owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to the Said Land described in **Schedule-B** hereto.

5.2.2 The Said Land is free from all encumbrances of every nature and kind.

5.2.3 The Said Land or any part thereof is not the subject matter of any mortgage, charge, lien, security and/or guarantee of any nature whatsoever.

5.2.4 No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the Vendor from selling and/or dealing with the Said Land or any part thereof.

5.2.5 No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Vendor from selling and/or dealing with the Said Land.

5.2.6 The Said Land or any part thereof is at present not affected by any requisition or acquisition or any alignment by 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.

5.2.7 No part of the Said Land has been or is liable to be acquired and/or vested under the West Bengal Land Reforms Act, 1955 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.

5.2.8 The Vendor has not entered into any agreement and/or writings with any person or persons nor have they received any deposit and/or earnest money or token money from any person or persons under any arrangement whatsoever in respect of the Said Land or any part thereof.

5.2.9 The Vendor has not done any act or executed any document or papers or knows any fact whereby the sale of the Said Property by the Vendor to the Purchaser, free from all encumbrances and with vacant possession, can be obstructed or the enjoyment thereof by the Purchaser may be defeated, delayed or prejudiced in any manner.

5.2.10 The Vendor has full power and absolute authority to sell and transfer the Said Property.

5.3 Relying on the aforesaid Representations of the Vendor and believing the same to be true and correct, the Purchaser has agreed to purchase the Said Property and this

Conveyance is now being executed to give effect to the transfer of the Said Property by the Vendor to the Purchaser.

**6. Now this deed witnesses:**

**6.1 Sale:** At and for the consideration mentioned in Clause 6.2, the Vendor doth hereby sell and convey to the Purchaser the Said Property, absolutely and free from all encumbrances, which the Purchaser shall Have And Hold forever hereafter. It is a sale within the meaning of Section 54 of the Transfer of Property Act, 1882.

**6.2 Consideration:** This sale of the Said Property is being made by the Vendor at and for the total Consideration of Rs.17,00,000/- (Rupees seventeen lac) only, the entirety of which has been paid by the Purchaser to the Vendor at or before the execution hereof, the receipt whereof the Vendor hereby and by the Memo of Consideration below admits and acknowledges and releases the Purchaser and the Said Property of and from the same.

**6.3 Possession:** Vacant, peaceful and khas possession of the Said Property has been handed over by the Vendor to the Purchaser, which the Purchaser doth hereby admit and acknowledge.

**6.4 Covenant of the Vendor:** The Vendor in future shall, at the request and cost of the Purchaser, do all acts and execute all deeds and/or documents that may be required for perfecting or bettering the title of the Purchaser to the Said Property or more effectually transferring the Said Property to the Purchaser.

**6.5 Indemnity:** The Vendor hereby indemnifies and agrees to keep the Purchaser saved, harmless and indemnified against all actions, proceedings, claims, demands, costs or expenses that the Purchaser may suffer or incur hereafter by virtue of any claim of any nature whatsoever in respect of any liabilities arising in connection with the Said Property or any part thereof, statutory or contractual, and the Vendor hereby further undertakes and covenants to forthwith pay, reimburse and/or make good such losses, expenses or costs incurred by the Purchaser, if any.

**Schedule-A**
**[Devolution of Title]**

A. One Universal Electrics Limited was the absolute owner of all that piece and parcel of land measuring an area of 2970 Decimals, more or less, in Mouza Daulatpur and Hanspukuria in the District of 24-Parganas (the **"Total Land"**) acquired by it by thirty several Indentures of Conveyances of various dates.

B. By an order dated 9th January, 1986 passed by the Hon'ble High Court at Calcutta in Company Petition No. 428 of 1984 connected with Company Application No. 132 of 1984 the scheme of amalgamation made between the said Universal Electrics Limited and Shree Digvijaya Woolen Mills Limited was sanctioned and it was declared that the same would be effective from 1st July, 1983 and it was inter-alia ordered that all the properties, rights and interest and all liabilities and duties of the said Universal Electrics Limited be transferred to and vested in the said Shree Digvijaya Woolen Mills Limited and accordingly the same stood, pursuant to the Section 394(2) of the Companies Act, 1956 transferred to and vested in the said Shree Digvijaya Woolen Mills Limited absolutely and forever.

C. By another Order dated 27th January, 1986 passed by the Hon'ble High Court of Gujarat at Ahmedabad in Company Petition No. 409 of 1984 connected with Company Application No. 146 of 1984, the aforesaid scheme of amalgamation made between the said Universal Electrics Limited and Shree Digvijaya Woolen Mills Limited was also sanctioned by the said Hon'ble Court.

D. The name of the said Shree Digvijaya Woolen Mills Limited was changed to VXL India Limited and a fresh certificate of incorporation consequent on such change was issued by the Registrar of Companies, Gujarat on 13th June, 1986.

E. The name of the said VXL India Limited was further changed to Birla VXL Limited and a fresh certificate of incorporation consequent on such change was issued by the Registrar of Companies, on 5th April, 1995.

F. By an Indenture of Conveyance dated 23rd day of September, 1998 made between Birla VXL Limited therein referred to as the Vendor of the one part and VXL Landis & Gyr Limited therein referred to as the Purchaser of the other part and registered with the Registrar of Assurances, Calcutta in Book No. I, Volume No.110, Pages 346 to 407,

Being No.5943 for the year 2001, the said Vendor therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein for the consideration therein mentioned all that the piece and parcel of freehold land having an area of land measuring 1980 Decimals, be the same a little more or less, in Mouzas Daulatpur and Hanspukuria in the District of South 24-Parganas, *out of the Total Land,* as described in the Second Schedule there under written.

G. Thus, the said Birla VXL Limited remained the absolute owner of the land measuring 9.65 Acres (965 Decimals), be the same a little more or less, in Mouza Daulatpur and 25 Decimals in Mouza Hanspukuria in the District of South 24-Parganas, morefully described in **Part-I and Part-II** of **Schedule-B** hereto (the "**Said Land**").

H. By an Indenture of Conveyance dated 23rd day of May, 2005 made between Birla VXL Limited therein referred to as the Vendor of the one part and Syntech Products Private Limited therein referred to as the Purchaser of the other part and registered with the Registrar of Assurances, Calcutta in Book No. I, Volume No. 1, Pages 1 to 20, Being No.5240 for the year 2005, the said Vendor therein granted, transferred, conveyed, assigned and assured unto and in favour of the said Syntech Products Private Limited, being the Vendor herein, for the consideration therein mentioned the Said Land morefully described in Part-I and Part-II of Schedule-B hereto. Since the land in R.S. Dag No. 67(part) was recorded as 34 decimals in R.S. Khatian No. 126(part) and the same was purchased by the Vendor but currently in L.R. Khatian of the Vendor the same is recorded as 33 Decimals. Thus, the Vendor is currently owner of 9.64 Acres of land in Mouza Daulatpur.

I. Thus, the Vendor is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Said Land free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions, trusts of whatsoever nature.

J. The Vendor got its name recorded in the concerned B.L.& L.R.O in respect of the Said Land and has been paying the land revenue (Khazna) and all other rates, taxes and outgoings in respect of the Said Land.

K. Upon being approached by the Purchaser, the Vendor herein has agreed to sell the land as comprised in various Dags in Mouza Daulatpur morefully described in **Schedule-C** hereto out of the Said Land.

**Schedule-B**
**[The Said Land]**
**[Part-I]**

**ALL THAT** the piece or parcel of land containing an area of **9.64 Acres** (964 Decimals), be the same a little more or less, comprised in several R.S. & L.R. Dag Nos. and Khatian Nos. mentioned below, in **Mouza Daulatpur**, J.L. No. 79, R.S. No. 341, Touzi Nos. 1299, 1774 and 1775, P.S. Bishnupur, under Gram Panchayat Kulerdari, District South 24 Parganas:-

| R.S. & L.R.Dag Nos. | R.S. Khatian Nos. | L.R. Khatian Nos. | Nature of Land | Total Land (in Acres) |
|---|---|---|---|---|
| 11 | 285 | 2381 | Doba | 0.11 |
| 12 (part) | 134 (part) | 2381 | Sali | 0.67 |
| 13 (part) | 466, 467, 470 & 285 (part) | 2381 | Sali | 0.70 |
| 16 | 425 | 2381 | Sali | 0.57 |
| 17 | 358 | 2381 | Sali | 0.67 |
| 18 (part) | 571 (part) | 2381 | Sali | 0.31 |
| 19 (part) | 363 (part) | 2381 | Sali | 0.10 |
| 51 | 123 | 2381 | Sali | 0.33 |
| 52 | 112 | 2381 | Danga | 0.05 |
| 53 | 112 | 2381 | Doba | 0.06 |
| 54 | 122 | 2381 | Sali | 0.08 |
| 55 (part) | 268 (part) | 2381 | Sali | 0.67 |
| 56 (part) | 134 (part) | 2381 | Sali | 0.08 |
| 57 | 301 | 2381 | Sali | 0.62 |
| 58 | 479 | 2381 | Sali | 0.70 |
| 67(part) | 126(part) | 2381 | Sali | 0.33 |
| 87 | 286, 279 | 2381 | Sali | 0.64 |
| 88 | 550 | 2381 | Sali | 0.66 |
| 89 | 580 | 2381 | Sali | 0.71 |

| | | | | |
|---|---|---|---|---|
| 96 | 174, 508, 507 | 2381 | Sali | 0.75 |
| 98 | 192 | 2381 | Sali | 0.73 |
| 99 | 146 | 2381 | Danga | 0.10 |
| | | | **Total:** | **9.64** |

TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto as shown in the Plan annexed hereto and bordered **RED** thereon.

**[Part-II]**

**ALL THAT** the piece or parcel of 'Sali' land containing an area of **25 Decimals**, be the same a little more or less, in R.S. Dag No. 506 (part) corresponding to L.R. Dag No. 709, recorded in R.S. Khatian Nos. 581, 582 and 583, currently recorded in L.R. Khatian No. 1734 in **Mouza Hanspukuria**, J.L. No. 120 *(previously 20 and before that 23)*, R.S. No. 36, Touzi Nos. 3, 4 and 5, P.S. Haridevpur (previously Thakurpukur), District South 24-Parganas TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto as shown in the Plan annexed hereto and bordered **GREEN** thereon.

**Schedule-C**
**[Subject Matter of Sale]**
**[The Said Property]**

Undivided **9.78 Decimals** of land, be the same a little more or less, *out of the Said Land described in Part-I of Schedule-B* above, comprised in several R.S. & L.R. Dag Nos. and Khatian Nos. mentioned below in Mouza Daulatpur, J.L. No. 79, R.S. No. 341, Touzi Nos. 1299, 1774 and 1775, P.S. Bishnupur, under Gram Panchayat Kulerdari, District South 24 Parganas:-

| R.S. & L.R. Dag No. | R.S. Khatian No. | L.R. Khatian No. | Total Land (in decimal) | Sold Land (in decimal) | Nature of Land |
|---|---|---|---|---|---|
| 19 (part) | 363 (part) | 2381 | 10 | 0.30 | Sali |
| 18(part) | 571(part) | 2381 | 31 | 0.94 | Sali |
| 13(part) | 466,467,470 &285(part) | 2381 | 70 | 2.12 | Sali |
| 12(part) | 134(part) | 2381 | 67 | 2.03 | Sali |
| 89 | 580 | 2381 | 71 | 2.15 | Sali |
| 88 | 550 | 2381 | 66 | 2.00 | Sali |

| | | | | | |
|---|---|---|---|---|---|
| 56(part) | 134(part) | 2381 | 08 | 0.24 | Sali |
| | | | | | |
| | | | **Total:** | **9.78** | |

TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto.

7. **Execution and delivery: In witness whereof** the parties hereto have executed these presents on the day, month and year first mentioned above.

**Executed and Delivered** by the **Vendor**
at Kolkata in the presence of:

1. H. No. 8, Jamaliyo Hemp
S-T. Road, MKD
MB – 88

For SYNTECH PRODUCTS PRIVATE LIMITED

Director

2. (SANJOY ROY)
4. P.R.S. Lane
Kol-15

THISTLE COMPLEX PRIVATE LIMITED

Authorised Signatory

**Executed and Delivered** by the **Purchaser**
at Kolkata in the presence of:

1. Santosh Agarwal
13B. Dalhousie Row
Kol-48

2. Jitendra Kr. Singh
2 No Dakshinpara 3rd Lane
Rishra Hooghly W.B.

Drafted by me
Bhawani Shankar Purohit
Advocate (WB/653/2002)

## Receipt and Memo of Consideration

The Vendor confirms having received from the Purchaser the sum of **Rs.17,00,000/-** (Rupees seventeen lac) only towards part consideration for Sale of the Said Property in the manner following:

| Date | Mode | Number | Bank | Branch | Amount (Rs.) |
|---|---|---|---|---|---|
| 02-02-16 | Cheque | 659651 | TMB | N.S. Road Kolkata | 17,00,000/- |

THISTLE COMPLEX PRIVATE LIMITED

Authorised Signatory

**Total Rs.17,00,000/-**

(Rupees seventeen lac) only

**For SYNTECH PRODUCTS PRIVATE LIMITED**

**Director**

**Vendor**

**Witnesses:**

1.

2.

3. Santosh Agarwal

4. Jitendra Kr. Singh

# SPECIMEN FORM FOR TEN FINGERPRINTS

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|---|---|---|---|---|---|
| Left Hand | | | | | |

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Right Hand | | | | | |

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|---|---|---|---|---|---|
| Left Hand | | | | | |

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Right Hand | | | | | |

PHOTO

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|---|---|---|---|---|---|
| Left Hand | | | | | |

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Right Hand | | | | | |

SITE PLAN OF PLOT OF LANDS UNDER DAG NO. - 11,12P, 13P,16,17,19 (P), 18 (P), 51, 52 ,53, 54, 55(P), 56(P), 57, 58, 67P, 87, 88, 89, 96, 98, 99 UNDER MOUZA DOULATPUR J.L. NO - 79 P.S - BISHNUPUR AND DAG NO. 506(P) UNDER MOUZA HANSPUKURIA, J.L. NO. - 20, P.S -THAKURPUKUR, DIST.- 24 PARGANAS (S)

N

TABLE SHOWING AREA DETAILS

| DAG NO | AREA OF LAND IN ACRES | UNDER MOUZA |
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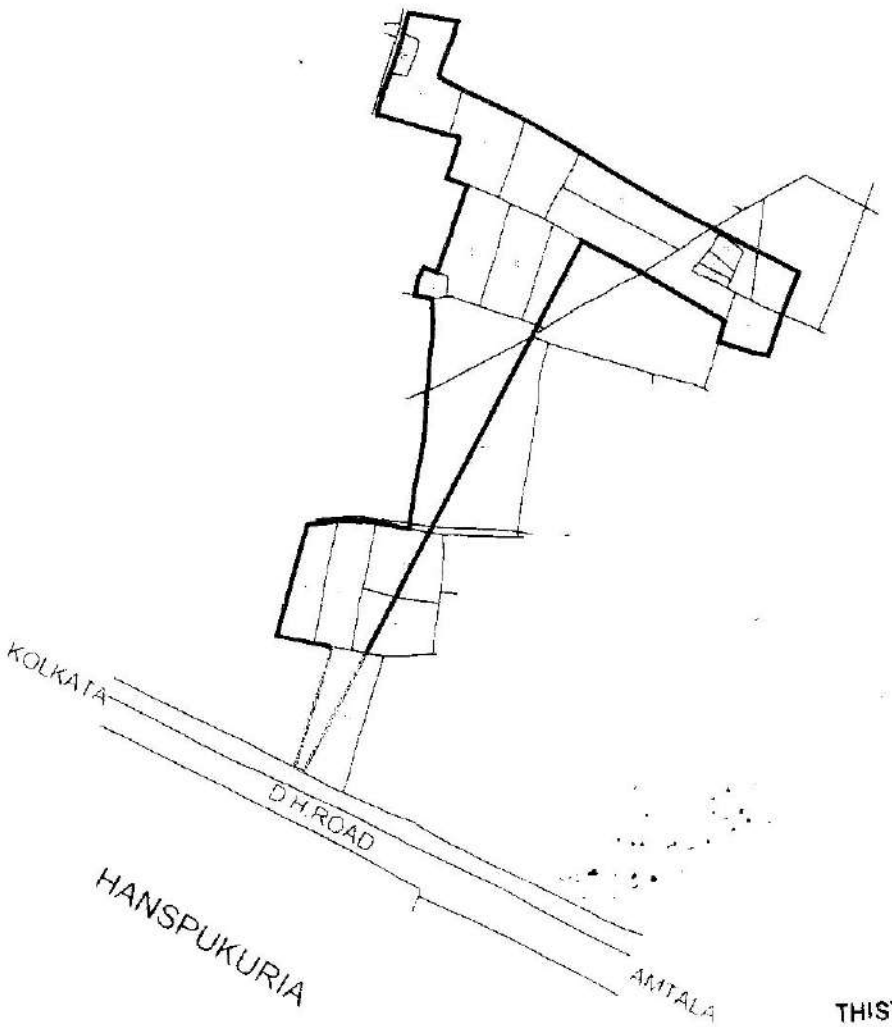



THISTLE COMPLEX PRIVATE LIMITED

Authorised Signatory

For SYNTECH PRODUCTS PRIVATE LIMITED

Director

16/19

Government of West Bengal

Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

| | | | |
|---|---|---|---|
| Visit Commission Case No / Year | 1604000152/2016 | Date of Application | 01/02/2016 |
| Query No / Year | 16040000133013/2016 | | |
| Transaction | [0101] Sale, Sale Document | | |
| Applicant Name of QueryNo | Mr Sukumar Das | | |
| Stampduty Payable | Rs.85,020/- | | |
| Registration Fees Payable | Rs.18,735/- | | |
| Applicant Name of the Visit Commission | Mr Sukumar Das | | |
| Applicant Address | high court calcutta | | |
| Place of Commission | 1 netaji subhas rd kol-700001 | | |
| Expected Date and Time of Commission | 01/02/2016 1:00 AM | | |
| Fee Details | J1: 250/-, J2: 100/-, PTA-J(2): 0/-, Total Fees Paid: 350/- | | |
| Remarks | | | |

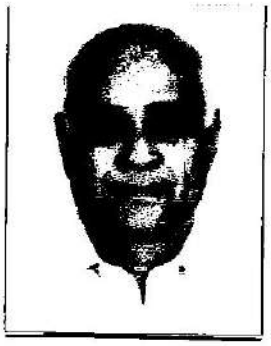
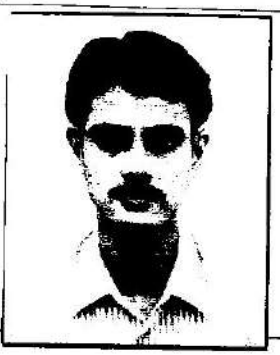
Government of West Bengal

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

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16040000133013/2016

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 | Mr SUBRAMANIAM RAJAGOPALA B-15, AKSHAYA COOPERATIVE HOUSING SOCIETY, CHHEDA NAGAR, P.O.- TILAK NAGAR, P.S.- TILAK NAGAR, District:- Mumbai, Maharashtra, India, PIN - 400089 | Representative of Seller [SYNTECH PRODUCTS PRIVATE LIMITED ] |  | | 02/02/16 |
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 2 | Mr SOURAV SETH TILI SARKER LANE, P.O:- BASBERIA, P.S:- Magra, District -Hooghly, West Bengal, India, PIN - 712502 | Representative of Buyer [THISTLE COMPLEX PRIVATE LIMITED ] |  | | Sourav Seth 02.01.2016 |

आधार

भारत सरकार

Government of India

Trombay
P. S. Deonar
Post Deonar
Occu. - Service

9432 8328 4736

सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

9432 8328 4736

सामान्य माणसाचा अधिकार

16/19

**Government of West Bengal**

**Directorate of Registration & Stamp Revenue**

**e-Assessment Slip**

| | | | |
|---|---|---|---|
| **Query No / Year** | **16040000133013/2016** | **Query Date** | **29/01/2016 8:54:36 AM** |
| **Office where deed will be registered** | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas | | |
| **Applicant Name** | Sukumar Das | | |
| **Address** | 1,N.S.ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001 | | |
| **Applicant Status** | Advocate | | |
| **Other Details** | Mobile No. : 9903456814 | | |
| **Transaction** | [0101] Sale, Sale Document | | |
| **Additional Transaction Details** | [4308] Agreement [No of Agreement : 2] | | |
| **Set Forth value** | Rs. 17,00,000/- | **Total Market Value:** | Rs. 17,00,000/- |
| **Stampduty Payable** | Rs. 85,020/- | **Stampduty Article:-** | 23 |
| **Registration Fee Payable** | Rs. 18,735/- | **Registration Fee Article:-** | A(1), E, M(b), H |
| **Expected date of the Presentation of Deed** | | | |
| **Amount of Stamp Duty to be Paid by Non Judicial Stamp** | | | Rs. 1,000/- |
| **Mutation Fee Payable** | DLRS server does not return any Information | | |
| **Remarks** | | | |

## Seller, Buyer and Property Details

### A. Seller & Buyer Details

| Presentant Details | |
|---|---|
| SL No. | Name and Address of Presentant |
| 1 | Mr SOURAV SETH<br>TILI SARKER LANE, P.O:- BASBERIA, P.S:- Magra, District:-Hooghly, West Bengal, India, PIN - 712502 |

| Seller Details | |
|---|---|
| SL No. | Name, Address, Photo, Finger print and Signature |
| 1 | SYNTECH PRODUCTS PRIVATE LIMITED<br>UNIT NO.T-461/561, 6TH FLR. SEC.II, BELAPUR R.S.C., P.O:- BELAPUR, P.S:- CBD BELAPUR, District -Mumbai (Suburban), Maharashtra, India, PIN - 400614 PAN No. AAHCS6063M,, Status : Organization; Represented by representative as given below : |
| 1(1) | Mr SUBRAMANIAM RAJAGOPALA<br>B-15, AKSHAYA COOPERATIVE HOUSING SOCIETY, CHHEDA NAGAR, P.O:- TILAK NAGAR, P.S:- TILAK NAGAR, District:-Mumbai, Maharashtra, India, PIN - 400089 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACUPR5205Q,, Status : Representative; Date of Execution : 02/02/2016; Date of Admission : 02/02/2016; Place of Admission of Execution : Pvt. Residence |

| Buyer Details | |
|---|---|
| SL No. | Name, Address, Photo, Finger print and Signature |
| 1 | THISTLE COMPLEX PRIVATE LIMITED<br>D.H.ROAD, JOKA, KOLKATA, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 PAN No. AAFCT6024M,; Status : Organization; Represented by representative as given below :- |
| 1(1) | Mr SOURAV SETH<br>TILI SARKER LANE, P.O:- BASBERIA, P.S:- Magra, District:-Hooghly, West Bengal, India, PIN - 712502 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. FFKPS1868N,; Status : Representative, Date of Execution : 02/02/2016; Date of Admission : 02/02/2016; Place of Admission of Execution : Pvt. Residence |

## B. Identifire Details

| Identifier Details | | | |
|---|---|---|---|
| SL No. | Identifier Name & Address | Identifier of | Signature |
| 1 | Mr JOGINDER SINGH YADAV<br>Son of Mr PRATAP SINGH YADAV<br>JAMALIYA HOUSE, R.NO.8, 1ST FLR., S.T.ROAD, P.O:- DEONAR, P.S:- TROMBAY, District:-Mumbai, Maharashtra, India, PIN - 400088 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, | Mr SUBRAMANIAM RAJAGOPALA, Mr SOURAV SETH | |

## C. Transacted Property Details

| Land Details | | | | | | |
|---|---|---|---|---|---|---|
| Sch No. | Property Location | Plot No & Khatian No/ Road Zone | Area of Land | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details |
| L1 | District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur | RS Plot No:- 19<br>, RS Khatian No:- 2381 | 0.3 Dec | 50,000/- | 50,000/- | Proposed Use: Organisation, ROR: Shali, Property is on Road |

| Land Details | | | | | | |
|---|---|---|---|---|---|---|
| Sch No. | Property Location | Plot No & Khatian No/ Road Zone | Area of Land | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details |
| L2 | District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur | RS Plot No:- 18 , RS Khatian No:- 2381 | 0.94 Dec | 2,00,000/- | 2,00,000/- | Proposed Use: Organisation, ROR: Shali, Property is on Road |
| L3 | District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur | RS Plot No:- 13 , RS Khatian No:- 2381 | 2.12 Dec | 3,50,000/- | 3,50,000/- | Proposed Use: Organisation, ROR: Shali, Property is on Road |
| L4 | District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur | RS Plot No:- 12 , RS Khatian No:- 2381 | 2.03 Dec | 3,30,000/- | 3,30,000/- | Proposed Use: Organisation, ROR: Shali, Property is on Road |
| L5 | District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur | RS Plot No:- 89 , RS Khatian No:- 2381 | 2.15 Dec | 4,00,000/- | 4,00,000/- | Proposed Use: Organisation, ROR: Shali, Property is on Road |
| L6 | District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur | RS Plot No:- 88 , RS Khatian No:- 2381 | 2 Dec | 3,30,000/- | 3,30,000/- | Proposed Use: Organisation, ROR: Shali, Property is on Road |
| L7 | District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur | RS Plot No:- 56 , RS Khatian No:- 2381 | 0.24 Dec | 40,000/- | 40,000/- | Proposed Use: Organisation, ROR: Shali, Property is on Road |

| Transfer of Property from Seller to Buyer | | | | |
|---|---|---|---|---|
| Sch No. | Name of the Seller | Name of the Buyer | Transferred Area | Transferred Area in(%) |
| L1 | SYNTECH PRODUCTS PRIVATE LIMITED | THISTLE COMPLEX PRIVATE LIMITED | 0.3 | 100 |

| Transfer of Property from Seller to Buyer | | | | |
|---|---|---|---|---|
| Sch No. | Name of the Seller | Name of the Buyer | Transferred Area | Transferred Area in(%) |
| L2 | SYNTECH PRODUCTS PRIVATE LIMITED | THISTLE COMPLEX PRIVATE LIMITED | 0 94 | 100 |
| L3 | SYNTECH PRODUCTS PRIVATE LIMITED | THISTLE COMPLEX PRIVATE LIMITED | 2 12 | 100 |
| L4 | SYNTECH PRODUCTS PRIVATE LIMITED | THISTLE COMPLEX PRIVATE LIMITED | 2 03 | 100 |
| L5 | SYNTECH PRODUCTS PRIVATE LIMITED | THISTLE COMPLEX PRIVATE LIMITED | 2 15 | 100 |
| L6 | SYNTECH PRODUCTS PRIVATE LIMITED | THISTLE COMPLEX PRIVATE LIMITED | 2 | 100 |
| L7 | SYNTECH PRODUCTS PRIVATE LIMITED | THISTLE COMPLEX PRIVATE LIMITED | 0 24 | 100 |

## D. Applicant Details

| Details of the applicant who has submitted the requsition form | |
|---|---|
| Applicant's Name | Sukumar Das |
| Address | 1,N.S.ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001 |
| Applicant's Status | Advocate |

**Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas**

**Endorsement For Deed Number : I - 160401160 / 2016**

| | | | |
|---|---|---|---|
| **Query No/Year** | 16040000133013/2016 | **Serial no/Year** | 1604000607 / 2016 |
| **Deed No/Year** | I - 160401160 / 2016 | | |
| **Transaction** | [0101] Sale, Sale Document | | |
| **Name of Presentant** | Mr SOURAV SETH | **Presented At** | Private Residence |
| **Date of Execution** | 02-02-2016 | **Date of Presentation** | 02-02-2016 |
| **Remarks** | | | |

**On 01/02/2016**

**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 17,00,000/-

(Tridip Misra)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

**On 02/02/2016**

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

Presented for registration at 16:06 hrs on : 02/02/2016, at the Private residence by Mr SOURAV SETH ,.

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

Execution is admitted on 02/02/2016 by

Mr SUBRAMANIAM RAJAGOPALA Director, SYNTECH PRODUCTS PRIVATE LIMITED, UNIT NO.T-461/561, 6TH FLR. SEC.II, BELAPUR R.S.C., P.O:- BELAPUR, P.S:- CBD BELAPUR, District:-Mumbai (Suburban), Maharashtra, India, PIN - 400614 Mr SUBRAMANIAM RAJAGOPALA, Son of Mr GANGADHAR RAJAGOPALA, B-15, AKSHAYA COOPERATIVE HOUSING SOCIETY, CHHEDA NAGAR, P.O: TILAK NAGAR, Thana: TILAK NAGAR, , Mumbai, MAHARASHTRA, India, PIN - 400089, By caste Hindu, By profession Business

Indetified by Mr JOGINDER SINGH YADAV, Son of Mr PRATAP SINGH YADAV, JAMALIYA HOUSE, R.NO.8, 1ST FLR., S.T.ROAD, P.O: DEONAR, Thana: TROMBAY, , Mumbai, MAHARASHTRA, India, PIN - 400088, By caste Hindu, By Profession Private Service

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

Execution is admitted on 02/02/2016 by

Mr SOURAV SETH Authorised Signatory, THISTLE COMPLEX PRIVATE LIMITED, D H ROAD, JOKA, KOLKATA, P O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Mr SOURAV SETH, Son of Mr RABINDRA NATH SETH, TILI SARKER LANE, P.O: BASBERIA, Thana: Magra, ,

Hooghly, WEST BENGAL, India, PIN - 712502, By caste Hindu, By profession Service
Indetified by Mr JOGINDER SINGH YADAV, Son of Mr PRATAP SINGH YADAV, JAMALIYA HOUSE, R.NO.8, 1ST FLR., S.T.ROAD, P.O: DEONAR, Thana: TROMBAY, , Mumbai, MAHARASHTRA, India, PIN - 400088, By caste Hindu, By Profession Private Service

(Tridip Misra)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

**On 24/02/2016**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 18,735/- ( A(1) = Rs 18,689/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
1. Rs. 18,735/- is paid, by online on 18/02/2016 12:52PM with Govt Ref No. 192015160033237022 on 12-02-2016, Bank: HDFC Bank ( HDFC0000014), Ref. No. 43256 on 18/02/2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 85,020/- and Stamp Duty paid by

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
1. Rs. 84,020/- is paid, by online on 18/02/2016 12:52PM with Govt Ref No. 192015160033237022 on 12-02-2016, Bank: HDFC Bank ( HDFC0000014), Ref. No. 43256 on 18/02/2016, Head of Account 0030-02-103-003-02

(Tridip Misra)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

**On 25/02/2016**

**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. 85,020/- and Stamp Duty paid by Stamp Rs 1,000/-

Description of Stamp

1. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 38106, Purchased on 28/01/2016.Vendor named Mousumi Ghosh.

(Tridip Misra)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

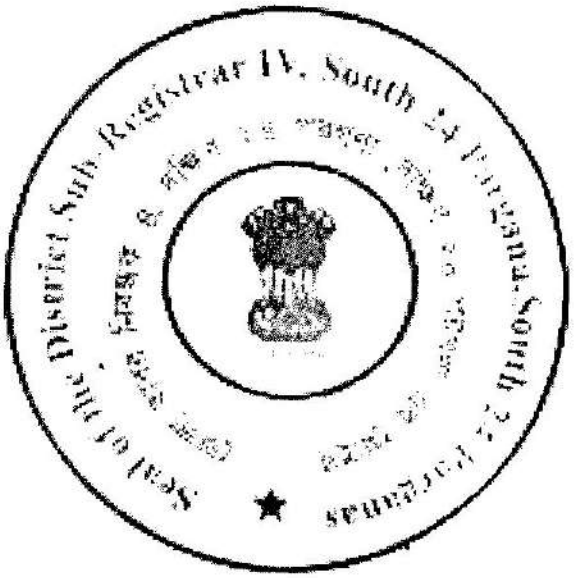
South 24-Parganas, West Bengal

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

**Registered in Book - I**

**Volume number 1604-2016, Page from 31988 to 32012**

**being No 160401160 for the year 2016.**



Digitally signed by TRIDIP MISRA
Date: 2016.03.01 19:04:10 -08:00
Reason: Digital Signing of Deed.

**(Tridip Misra) 3/1/2016 7:04:09 PM**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS**

**West Bengal.**

**(This document is digitally signed.)**