(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his Legal heirs, executors, administrators, legal representative and assigns) of the ONE PART; AND MESSRS PACE DEALCOM PRIVATE LIMITED (Pan No.AE HPB 3956K) accompany registered under the Companies Act, 1956 having its registered office at 9F, Everest House, 46C, Chowringhee Road, Kolkata - 700 071 represented by its Director, Sri Arvind Kumar Meharia, son of Late Hanuman Das Meharia, hereinafter referred to as "THE PURCHASER" (which 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 assigns) of the OTHER PART;

WHEREAS one Smt. Ela Chatterjee, wife of Late Debi Prasanna Chatterjee seized possessed of and/or sufficiently entitled to several properties including the premises No.189A, Netaji Subhas Chandra Bose Road, Kolkata - 700 040 containing an area of 12 Cottahs more or less together with two storied building standing thereon;

AND WHEREAS the said Smt. Ela Chatterjee died on 2nd day of November, 1998 leaving her surviving her two sons Partha Chatterjee and Sidhartha Chatterjee and two daughter Smt. Indrani Lahiri and Smt. Padmini Chatterjee;

AND WHEREAS the said Ela Chatterjee left a will dated 31st December, 1991 whereby sha amongst other properties interalia bequeathed one entire upper floor flat of two storied building to Sri Partha Chatterjee and his wife Smt. Vivene and the Lower floor flat of Premises No.189A, Netaji Subhas Chandra Bose Road, Kolkata - 700 040 to eldest daughter, Smt Indrani Lahiri (daughter of Ela Chatterjee);

AND WHEREAS Sri Sidhartha Chatterjee executor of the said will applied for obtaining probate of the said will of Smt. Ela Chatterjee deceased before the Hon'ble High Court at Calcutta being P.L.A. No. 128 of 2001. The said probate application has been contested and still pending before the Hon'ble High Court at Calcutta;

AND WHEREAS the said Partha Chatterjee discussed several times with the Legatees and/or other heirs of Ela Chatterjee to settle the disputes and division of all the properties but the said Legatees and/or the heirs failed to settle the disputes and the division of the properties;

AND WHEREAS in the absence of probate of the said will of Smt. Ela Chatterjee, deceased, the Vendor herein is entitled to undivided 1/4th share of all the properties including the premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata- 700 040 left by Smt. Ela Chatterjee, deceased and if probate is granted, the vendor and his wife Vivene will be entitled to upper Floor Flat of premises No. 189A, Netaji Subhas Chandfa Bose Road, Kolkata-700 040;

AND WHEREAS the said Partha Chatterjee, the Vendor herein, negotiated with the purchaser to sell his undivided 1/4th share of said premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata- 700 040 at a consideration of Rs. 20 Lacs free from all encuambrances whatsoever subject to tenant;

AND WHEREAS the vendor is now seized and possessed of and/or otherwise well and sufficiently entitled to undivided 1/4th share of premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata 700 040 containing an area of 12 Cottahs more or less together with the two storied building standing thereon fully described in the schedule hereto;

AND WHEREAS the vendor has agreed to sell and the purchaser have agreed to purchase the said undivided 1/4th share of premises No.

189A, Netaji Subhas Chandra Bose Road, Kolkata700 040 containing an area of 12 Cottahs more or less together with the two storied building standing thereon fully described in the schedule hereto at or for the consideration of Rs. 20 Lacs (Rupees Twenty Lacs) Only free from all encumbrances whatsoever;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 20,00,000/= (Rupees Twenty Lacs) only of lawful money of India paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser as well as the said property by these presents) the Vendor doth hereby grant transfer and convey undivided 1/4th share unto the Purchaser its successors or successors in office All That piece and parcel of land hereditament and premises containing an area of 12 Cottahs more or less together with two storied building standing thereon being Premises No. 189A, Netaji Subhas Chandra Bose Road, Kolkata-700 040fully described in the Schedule hereto OR HOWSOEVER OTHERWISE the said 1/4th undivided share in the messuage tenement land hereditaments and premises now are or is or at any time or times heretofore were or was situate butted bounded called known numbered described or distinguished TOGETHER WITH all houses outhouses and other buildings erections and fixtures and all ways paths passages lights waters water-courses sewers drains ditches and the ground and soil thereof AND all and all manner of rights liberties easements privileges advantages emoluments appendages and appurtenances whatsoever standing and being in and upon or belonging to or in anywise appertaining to the said messuage tenement land hereditaments and

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 6 FEB 2012

premises and every part thereof or which with the same now are or is or at any time or times heretofore were or was held used occupied or enjoyed or accepted reputed deemed taken or known as part parcel or member thereof appurtenant thereto AND the reversion and reversions remainder and remainders and the rents issue and profits thereof and every part thereof AND all the 1/4th undivided share in the estate right title interest property claim and demand whatsoever of the Vendors into and upon the same AND all deeds pottas muniments writings and evidences of title which in any wise relate to the said messuage tenement land hereditaments and premises or any part or parcel thereof which now are or hereafter shall or may be in the custody possession or power of the vendor or which he can procure without any suit TO HAVE AND TO HOLD 1/4th undivided share in the said messuage tenement land hereditaments and all and singular other the premises hereby granted transferred and conveyed or otherwise assured or intended so to be unto and to the use of the Purchaser its successor and successors in office and assigns absolutely and forever AND the Vendor doth hereby for himself, his heirs. executors, administrators and representatives and assigns that notwithstanding any act deed matter or thing whatsoever by him the vendor (or his ancestors) made done committed or knowingly or willingly suffered to the contrary he the Vendor now has good right full power and absolute authority to grant convey and transfer all and singular the said messuage tenement land hereditaments and premises hereby granted transferred and conveyed or expressed and intended so to be unto and to the use of the Purchaser its successor or successors in office and assigns in manner aforesaid and according to the true intent and meaning of these presents AND that the Purchaser their successors and successors in office and assigns shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the

said messuage tenement land hereditaments and premises hereby granted and receive and take the rents issues and profits thereof without any hinderance lawful eviction interruption disturbance claim and demand whatsoever from or by the Vendors or by any person or persons now or hereafter lawfully or equitably claiming or to claim by from under or in trust for him or from or under any of his ancestors AND that free and clear and clearly and absolutely discharged or exonerated or otherwise by the Vendor his heirs executors administrators or representatives and well and sufficiently saved defended kept harmless and indemnified of from and against all former and other estates charges liens encumbrances attachments and executions whatsoever had made done executed occasioned or suffered by the vendor his heirs, executors, administrators or representatives or any person or persons claiming or to claim by from through under or in trust for him AND moreover that the Vendor his heirs, executors administrators and representatives and all and every other person or persons having or claiming or who shall or may have or claim any estate right title interest claim and demand whatsoever at law or in equity in to or out of the said messuage tenement land hereditaments and premises hereby granted or intended so to be or any part thereof from through under or in trust for him shall and will from time to time and at all times hereafter upon every reasonable request and at the expense and cost of the Purchaser their successor, successors in office and assigns make do acknowledge and execute or cause to be done and executed all such acts deeds and things whatsoever for further and more effectually or satisfactorily granting or assuring the said messuage tenement land hereditaments and premises and every part or parcel thereof unto and to the use of the Purchaser their successors, successors in office and assigns in manner aforesaid as shall or may be reasonably required AND FURTHERMORE THAT the

Vendor and all his heirs executors and administrators shall at all times hereafter indemnify and keep indemnified the Purchaser their successor or successors in office and assigns against loss damages costs charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereunder contained.

SCHEDULE ABOVE REFERRED TO :

ALL THAT the 1/4th undivided share of the land hereditament and premises containing an area of 12 Cottahs more or less together with Two storied building standing thereon having total covered area of 5000 Square feet more or less situate lying at Mouja Khanpur. Police Station Tollygunge now Bansdroni, comprised within Premises No. 189A, Netaji Subhas Road, Kolkata- 700 040 under Kolkata Municipal Corporation Ward No. 98 in the District of 24 Parganas (s) and butted and bounded as follows :

ON THE NORTH BY	:	189B, N.S.C. Bose Road
ON THE SOUTH BY	:	K M C Road
ON THE EAST BY	:	Unfinished building of Indrani Lahiri and Chinadeep Lahiri
ON THE WEST BY	:	K M C Road

OR HOWSOEVER OTHERWISE the said premises is butted bounded called known described or distinguished.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 6 FEB 2012

IN WITNESS WHEREOF the Vendor and the Purchaser have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED

at Kolkata in the Presence of :

1. Vinay Singh
46 C Chowringhee Road
Kolkata 700071

Partha Chatterjee

2. Pradip Pal,
Advocate
High Court, Calcutta

PADMA DEALCOM PRIVATE LIMITED
Director

Drafted by :
Pradip Pal,
Advocate, High Court Calcutta

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 6 FEB 2012

CALCUTTA

Received of and from the withinnamed

Purchaser the within mentioned sum of

Rs.20,00,000/= (Rupees Fifteen Lacs)Only

being the Consideration money as per memo

below. Rs. 20,00,000=00

MEMO OF CONSIDERATION

1. Paid by Draft no. 581107 dt. 06.02.2012 drawn on P.N.B. (Lenin Sarani Br.), Kolkata Rs. 15,88,000/-
2. Paid through Indian Bank (Cr. Avenue Br) vide challan Sl. No 27738 dt. 06.02.2012 Rs. 4,12,000/-

Total – Rs. 20,00,000/-

(Rupees twenty lacs only)

Partha Chatterjee

Partha Chatterjee

Witnesses:

1)

2) Pradip Pal, Advocate, High Court, Calcutta

01832/12 15 09929

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

V/c - 285/12

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL A 378398

Sy.No. 00234812

50,86,720

A.R.A. 1

5000

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-I, Kolkata

02.4.12

THIS INDENTURE made this the ....6th.....day of February....2012 BETWEEN PARTHA CHATTERJEE, son of Late Debi Prasanna Chatterjee, by religion Hindu, by occupation Consultant, residing at flat-84, 25,Porchester Place, London-W2 2PF, United Kingdom, at present residing at Fortune, 21B, Dr. U.N. Brahmachari Street, Kolkata- 700 016 hereinafter referred to as "THE VENDOR"

50/-

96879 06 FEB 2012

No. ..... Date .....
Sold to Pradip Pal Adv
Address H C cal
Rs. 8000/- NP
L. S. VENDOR
HIGH COURT CAL

Amin Khan Mehta

626

PADE DEALCOM PRIVATE LIMITED
Amin Khan Mehta
Director

627

Partha Chatterjee

Utkal Manna S/o late M.C. Manna
12, old Post office st.
Kol-1, Service.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
06 FEB 2012

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO

	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					

PHOTO

	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					

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 6 FEB 2012

Government Of West Bengal

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

Endorsement For Deed Number : I - 02929 of 2012

(Serial No. 01832 of 2012)

On 06/02/2012

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

Presented for registration at 17.50 hrs on :06/02/2012, at the Private residence by Arvind Kumar Meharia ,Claimant.

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

Execution is admitted on 06/02/2012 by

1. Partha Chatterjee, son of Lt. Debi Prasanna Chatterjee , 21 B, Dr. U. N. Brahmachari Street, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 , By Caste Hindu, By Profession : Professionals

2. Arvind Kumar Meharia
   Director, M/ S, Pace Dealcom Pvt. Ltd., 9 F, Everest House, 46 C, Chowringhee Road, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .
   , By Profession : Others

   Identified By Utpal Manna, son of Lt. M. C. Manna, 12, Old Post Office Street, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Service.

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

On 10/03/2012

Payment of Fees:

Amount By Cash

Rs. 56044.00/-, on 10/03/2012

(Under Article : A(1) = 55946/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 10/03/2012)

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.-50,86,720/-

Certified that the required stamp duty of this document is Rs.- 356090 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid95193909/03/2012State Bank of India, ESPLANADE, received on 10/03/2012

- 2 APR 2012

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

Government Of West Bengal

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

Endorsement For Deed Number : I - 02929 of 2012
(Serial No. 01832 of 2012)

2. Rs. 49000/- is paid95194009/03/2012State Bank of India, ESPLANADE, received on 10/03/2012
3. Rs. 49000/- is paid95194109/03/2012State Bank of India, ESPLANADE, received on 10/03/2012
4. Rs. 8100/- is paid95194209/03/2012State Bank of India, ESPLANADE, received on 10/03/2012
5. Rs. 49000/- is paid95194309/03/2012State Bank of India, ESPLANADE, received on 10/03/2012
6. Rs. 49000/- is paid95194409/03/2012State Bank of India, ESPLANADE, received on 10/03/2012
7. Rs. 49000/- is paid95194509/03/2012State Bank of India, ESPLANADE, received on 10/03/2012
8. Rs. 49000/- is paid95194609/03/2012State Bank of India, ESPLANADE, received on 10/03/2012

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

On 02/04/2012

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. 0.00/-, on 02/04/2012

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

OF ASSURANCES-I, KOLKATA
- 2 APR 2012

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 1215 to 1229
being No 02929 for the year 2012.

Seal of the Additional Registrar of Assurances-I, Kolkata

(Sadhan Chandra Das) 09-April-2012
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal