

08718/2010

10349



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

903449



Mr. G. K. 19/23/10
Mr. 25,00,000

REGISTRAR OF ASSURANCES
Kolkata

Certified that the Registration of this Document is correct and the endorsement of this Document are the part of this Document

Additional Registrar
of Assurances-II, Kolkata
20.08.10

Dagun	Area	Area	Area	Area	Area	Area
2340	10348	9610	10349	10644	10350	10 Cottah
2341						
2342						

Total 29 Cottah 10 Chittah
= 18 Cottah 9 Cottah 10 Chittah

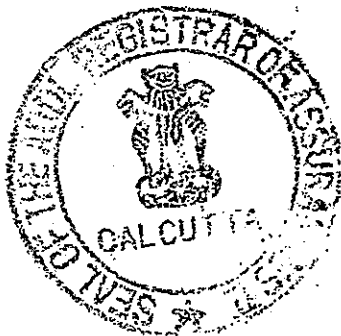
DEED OF CONVEYANCE

This Memorandum Deed of Conveyance is made
on this 20th day of August 2010.

SL. No. 2552 DATE 27 JUL 2010
NAME.....
ADD.....
AMT 5000/- Five Thousand only

BENGAL TOOLS LTD.
2, Jessore Road,
Kolkata - 28

M. Ghosh
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



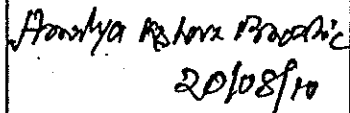


As checked & Identified
by me
M. Biswas Adv







A large, stylized handwritten signature in black ink, likely belonging to the Registrar of Stamps, M. Ghosh.

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. R. A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 08718 / 2010, Deed No. (Book - I , 10349/2010)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Amulya Kisore Bhowmick	 20/08/2010	 LTI 20/08/2010	 20/08/10

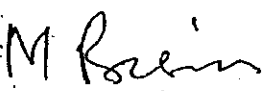
II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Balai De Address -24, Park Street, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016	Self	 20/08/2010	 LTI 20/08/2010	
2	Amulya Kisore Bhowmick Address -324, Baishnabghata Patuli, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Patuli Pin :-700094	Self	 20/08/2010	 LTI 20/08/2010	

Name of Identifier of above Person(s)

Monoranjan Biswas
High Court Cal, District:-Kolkata, WEST BENGAL, India,
P.O. :-

Signature of Identifier with Date


20/08/10



(Tarak Baran Mukherjee) 20.08.10
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA



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

Endorsement For Deed Number : I - 10349 of 2010
(Serial No. 08718 of 2010)

On 20/08/2010

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:

Fee Paid in rupees under article : A(1) = 27489/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on
20/08/2010

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.-2500000/-

Certified that the required stamp duty of this document is Rs.- 150010 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 145010/- is paid, by the Bankers cheque number 002043, Bankers Cheque Date
19/08/2010, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 20/08/2010

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

Presented for registration at 11.49 hrs on :20/08/2010, at the Office of the A. R. A. - II KOLKATA by
Amulya Kisore Bhowmick ,Claimant.

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

Execution is admitted on 20/08/2010 by

1. Balai De
Director, M/s. Magma Fincorp Limited, 9, K B Sarani, Kol, Thana:-Dum Dum, District:-North
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700080 .
, By Profession : Business
 2. Amulya Kisore Bhowmick
Director, M/s. Bengal Tools Limited, 2, Jessore Road, Kol, Thana:-Dum Dum, District:-North
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700028 .
, By Profession : Business
- Identified By Monoranjan Biswas, son of - , High Court Cal, District:-Kolkata, WEST BENGAL, India,
P.O. :- , By Caste: Hindu, By Profession: Advocate.

(Tarak Baran Mukherjee)
ADDL. REGISTRAR OF ASSURANCES-II





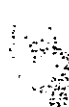

















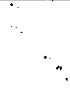




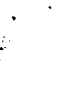






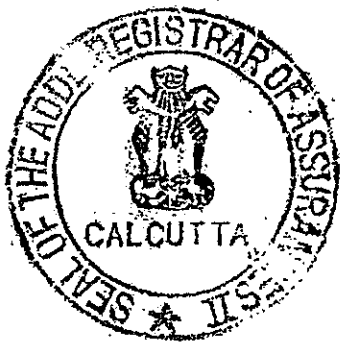
20.08.10 (Tarak Baran Mukherjee)
ADDL. REGISTRAR OF ASSURANCES-II

20/08/2010 12:29:00

EndorsementPage 1 of 1

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants					
Bhatia D.L.						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
Aaradya Keshav Bhardwaj						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



[Signature]
Additional Registrar
20 AUG 1914

BETWEEN

MR. BALAI DEV by faith Hindu, residing at 24 Park Street, Kolkata – 700 016, represents of M/s. Magma Fincorp Limited, 9, K.B. Sarani, Kolkata – 700080, P.S. Dum Dum, 24 Pgs. (Formerly Magma Shrachi Finance Limited) hereinafter referred to as THE VENDOR (which term or expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

de
Bh

AND

MR. AMULYA KISORE BHOWMICK by faith Hindu, residing at 324 Baishnabghata Patuli, Kolkata – 94, P.S. Jadavpur, P.O. – Patuli, Dist. 24 Pgs (S), Kolkata, represent of M/s. Bengal Tools Limited, 2, Jessore Road, Kolkata – 700028, P.S. Dum Dum, Dist. – N-24 Pgs. hereinafter referred to and called as the PURCHASER (which terms shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) of the OTHER PART.

TITLE / BRIEF - HISTORY

WHEREAS By virtue of a registered Deed of Conveyance dated 25th day of January, 1957 which was recorded in Book No. – I, volume No. – 27, pages from 79 - 85, being Deed No. – 540 for the year 1957 registered before the S.R.O. Cossipore Dum Dum MR. SAMARENDRA MOHAN BOSE sold, conveyed and transferred to his wife Parul Bose ALL THAT piece or parcel of land containing an area 1 Bigha, 9 Cottahs 10 Chataks more or less



[Handwritten signature]
Additional Registrar
Calcutta
20 AUG 1954

which is divided into three plots marked as Plot A, B and C respectively situated at Mouza Dum Dum Cantonment, under Police Station Dum Dum, under Police Station Dum Dum, within the District North 24 Parganas, J.L. No. 13, Khatian No. R.S. - 177, Touzi No. 3194, comprised in R.S. Dag No.s 2340, 2341, 2342.

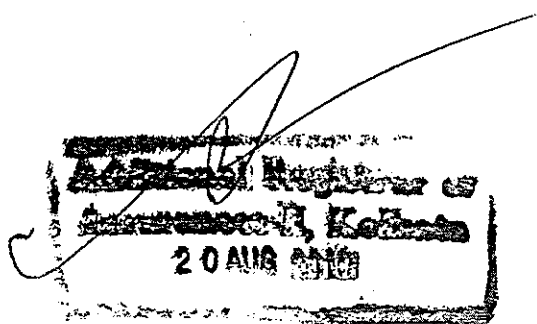
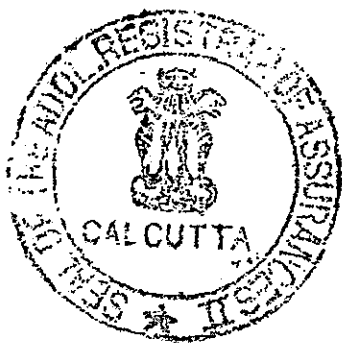
AND WHEREAS thus the aforesaid PARUL BOSE wife of Samarendra Mohan Bose became the absolute sixteen annas owner and occupier of the said property and acquired over the same free from all encumbrances.

AND WHEREAS while possession with enjoying the said property, by virtue of a registered Deed of Conveyance, dated 19th day of September, 1991 which was recorded in Book No. I, Volume No. 324 in pages from 76 to 87, being Deed No. 13554 for the year 1991 registered before the Registrar of Calcutta Assurance, aforesaid Parul Bose wife of Samarendra Mohan Bose sold, conveyed and transferred the above said property 1 Bigha 9 Kottah, 10 Chatack more or less which is divided into three plots marked as Plot A, B & C and mentioned herein under in the First Schedule.

AND WHEREAS thus the aforesaid Messers Nightangle Engineering Industries Private Limited Company became the absolute sixteen annas owner and occupier of the said property and acquired over the same free from all encumbrances.

AND WHEREAS thereafter the aforesaid M/s. Nightangle Engineering Industries Private Limited was remained as M/s. Shrachi Securities Ltd.

AND WHEREAS thereafter on 29-03-2007 under the order of the Hon'ble High Court at Calcutta said M/s. Shrachi securities Ltd. Merged

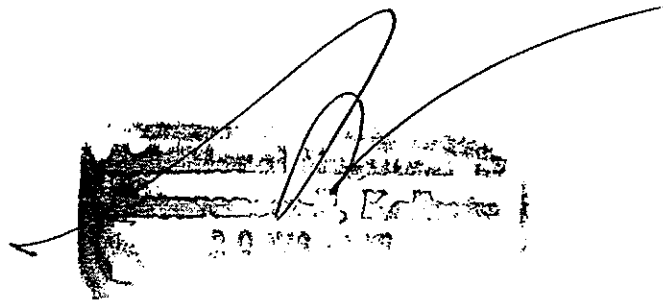


with M/s. Magma Finance Ltd. and subsequently said Magma Finance Ltd. has been renamed as Magma Shrachi Finance Ltd. and now again renamed as Magma Fincorp Limited – the present Vendor in this Deed of Indenture.

AND WHEREAS the present Purchaser is a monthly tenant under the Vendor in respect of the entire First Schedule property.

AND WHEREAS although the rental income was very meager the vendor was not in a position to evict the above tenant under the prevailing law and as a result, under such pressing condition, the Vendor had to, in response to the offer of the purchaser, agree to sell Plot A measuring about 10 Cottahs of land out of 1 Bigha 9 Cottahs 10 Chittacks of land mentioned in the Second scheduled referred property to the Purchaser at a total consideration money being a sum of Rs. 25,00,000/- (Rupees Twenty five lacs only). And balance existing land will be 19 Cottahs and 10 Chittacks.

NOW THIS INDENTURE WITNESS:- the purchaser agrees to purchase the same consideration which is in the sum of Rs. 25,00,000/- (Rupees Twenty Five lacs only) paid by the purchaser to the Vendor at or before execution of these presents the receipt whereof the Vendor doth hereby and as also by the receipt and memo of consideration hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof for ever release, discharge and acquit the purchaser and the properties, benefits and rights hereby granted, sold conveyed and transferred or expressed or intended so to be, the Vendor doth hereby indefeasibly grant, sell, convey, transfer and assure unto the Purchaser ALL THAT 1 Bigha 9 Cottahs and 10 Chittaks (be he same a little more or less) of land being premises No. 9 K. Bose Sarani, under Dum Dum Police Station within Dum Dum Municipality partly divided under Dag No. 2340, 2341, 2342 out of the land selling 10 Cottahas i.e. Plot – A comprised of Dag No. 2340 – 3 Cottahs, Dag No. – 2341 – 3 Cottahs, and Dag No. 2342 – 4 cottahs



respectively which is written in the Second Schedule herein under. AND ALL the estate, right title, interest, use trust, property claim and demand whatsoever of the vendor into, out of or upon the said land and all other benefits and rights herein comprised and hereby granted, sold conveyed, transferred assigned and assured or expressed or intended so to be every part of parts thereof respectively, respective rights liberties and appurtenances whatsoever TO HAVE AND TO HOLD the properties benefits, and rights hereby granted sold conveyed and transferred, assigned or expressed or intended so to be and every part or parts thereof respectively absolutely and for ever free from all encumbrances, charges, claims and demands.

THE FIRST SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF LAND

All that piece and parcel of Sali land measuring an area including Plot A, Plot B and Plot C total area 1 Bigha 9 Cottahs 10 Chattaks (more or less) comprising in RS Dag No. 2340, 2341 and 2342, Police Station Dum Dum, Dist North 24 Parganas, J.L. No. – 13, Touzi No. 3194, Khatian No. – RS 177, Ward No. 21, Dum Dum Municipality, Premises No. 9 K. Bose Sarani, Mouja Dum Dum Cantonment, which are demarked Total area Plot A, Plot B and Plot C of the site plan annexed herewith butted and bounded by as follows:-

On the North	:	9A K. B. Sarani
On the South	:	Canal
On the East	:	9/1, K.B. Sarani
On the West	:	5, K.B. Sarani

THE SECOND SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF SELLING PLOT - A

ALL THAT the selling portion under First Schedule land located as Plot 'A' Green Border of the Site Plan **10 Cottahs** more or less under Dag No. 2340 – 3 Cottahs, Dag No. 2341 – 3 Cottahs and Dag No. 2342 – 4 Cottahs respectively.

10 Cottahs



[Signature]
Additional Registrar of
Companies, Calcutta
20/11/1917

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribe their respective hand and the seal on the day month and year first above written.

WITNESSES :

1. M. Biswas Adm,
High Court Calcutta

Balraj De.

SIGNATURE OF VENDOR

2. A. Roy
High Court

Aswathy Kishore Bhandari
SIGNATURE OF PURCHASER

Draft & Identify be me

M. Biswas
MONORANJAN BISWAS
Advocate
CALCUTTA HIGH COURT





[Handwritten signature]

20 AUG 2016

MEMO OF CONSIDERATION

1. Receive Rs.10,00,000/- By Cheque no ...7.6.3.2.61..
dated 1.4.8.2017.. State Bank of India , Park
street Branch.

2. Receive Rs.10,00,000/- By Cheque no ...7.6.3.2.62..
dated 1.6.8.2017.... State Bank of India , Park
street Branch.

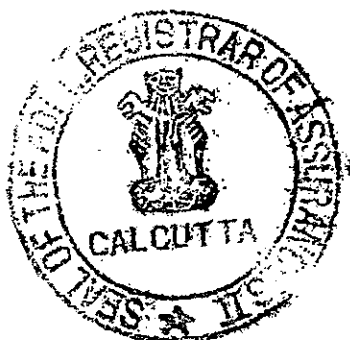
3. Receive Rs.5,00,000/- By Cheque no ...7.6.3.2.66..
dated 1.7.8.2017... State Bank of India , Park
street Branch.

Total Rs. 25,00,000/- (Twenty Five lacs only)

B. Sri De.

SIGNATURE OF VENDOR

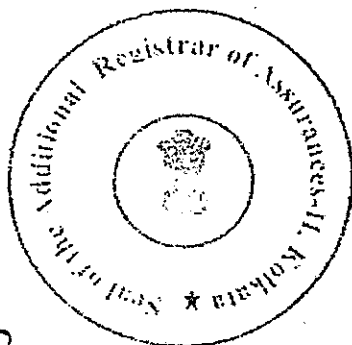


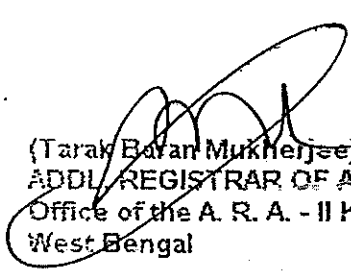


[Signature]
Additional Registrar of
Assurances-II, Kolkata
20 AUG 2017

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I ✓
CD Volume number 33 ✓
Page from 156 to 167 ✓
being No 10349 for the year 2010.




(Tarak Bayan Mukherjee) 24-August-2010
ADDL REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
West Bengal

BTL Eng. Div.

Proposed:- 9 KB Saram

North - Factory ~~H.M.~~ India Paper Machinery

South - Residua

East - Canal

West - Indian Paper Machinery