



01AA 864670

- 2 -

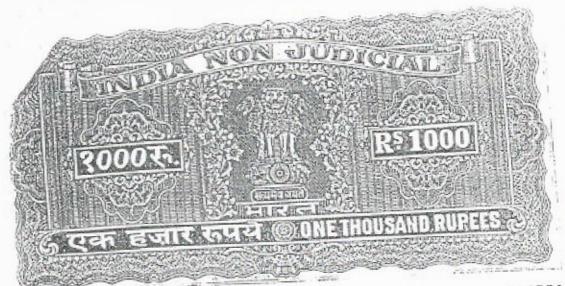
Police Station - Bishnupur, District - South 24-Parganas, (4) SMT.

KAKALI MITRA (Nee MANDAL), wife of Shri Bapi Mitra, by occupation housewife and residing at Bakshi Bazar, Police Station - Behala,
District - South 24-Parganas and the serial Nos. 2, 3 and 4 are sons
and married daughter of late Sasadhar Mandal respectively (5) SHRI
BANAMALI MANDAL, son of late Natabar Mandal, by occupation cultivation, residing at village - Chalk Raju Molla, Police Station Bishnupur, District - South 24-Purganas, (6) SHRI LAL MOHAN
MANDAL, son of late Niranjan Mandal, by occupation - cultivation,

For Amitis Developers LLP

Authorised Signatory

Line of the second seco



LOWER CONTRACTOR

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

386738

- 3 -

residing at Village - Chalk Raju Molla, Police Station - Bishnupur,
District - South 24-Parganas, (7) SMT. SABITRI NASKAR, wife of Shri
Pulak Naskar and married daughter of late Niranjan Mandal, residing at
Village - Angarberia, Police Station - Bishnupur, District - South 24Parganas and all by religion - Hindulam and all the above-named
hereinafter collectively called and referred to as the VENDORS (which
expression shall unless excluded by or repugnant to the context be
deemed to mean and include their respective heirs, successors,
executors, administrators, legal representatives and/or assigns) of the
ONE PART.







পশ্চিমবজা पश्चिम बंगाल WEST BENGAL

30

386739

AND

M/S. OVAL DEVELOPERS PRIVATE LIMITED, a Private Limited Company incorporated under the Indian Companies Act, 1956 represented by its one of the Directors, namely MR. TUSHAR JHUNJHUNWALA having its registered office at 4th Floor of 15. Brabourne Road, Police Station - Hare Street, Kolkata - 700 001, hereinafter called and referred to as the PURCHASER (which expression shall unless otherwise repugnant to the context be deemed to mean and Include its successors, administrators, legal representatives and/or assigns) of the OTHER PART.

For Amitis Developers LLP

Authorized Signatory





পन्চियवका पश्चिम बंगाल WEST BENGAL

386740

-5-

WHEREAS one Balaram Mandal, now deceased, during his lifetime owned and possessed of otherwise may sufficiently entitled to the landed properties measuring 31 (thirty-one) Decimals out of 1.01 Acres of Sali land, be the same a little more or less as the recorded owner of the Record of Rights, comprised in R. S. Dag No. 421 and L. R. Dag No. 500 appertaining to Hal R. S. Krishi Khatian No. 222 at Mouza Banagram, J. L. No. 16 within Banagram Anchal Panchayet, Pargana - Khaspur, Revenue Survey No. 30, District Collectorate Tousi Nos. 3, 4, 5 under the jurisdiction of the then District Sub-Registration Office at Bishnupur and District Registration Office at Alipore, Police Station - Bishnupur, the then District 24-Parganas free from all encumbrances.

For Amitis Developers LLP

Authorised Signatory

AND WHEREAS while thus said Balaram Mandal seized and possessed of the aforesaid schedule of land measuring 31 (thirty-one) Decimals out of 1.01 Acres of Sall land as its recorded owner of the Record of Rights and paying the legitimate revenue for the same regularly to the Government Authority, said Balaram Mandal died leaving behind him his three sons, namely (1) Krishna Charan Mandal, (2) Sasadhar Mandal and (3) Natabar Mandal being his sole heirs and legal representatives in earth, and accordingly while said (1) Krishna Charan Mandal, (2) Sasadhar Mandal and (3) Natabar Mandal were seized and possessed of the aforementioned 31 (thirty-one) Decimals of Sali land by way of inheritance since demised of their father late Balaram Mandal, they got their names recorded with the Record of Rights in respect of their respective shares of the aforementioned 31 (thirty-one) Decimals of Sali land left behind by their father late Balaram Mandal, since deceased.

AND WHEREAS thus said (1) Krishna Charan Mandal, eldest son of late Balaram Mandal got his name recorded with the Record of Rights in respect of the piece of land measuring 10 (ten) Decimals and said (2) Sasadhar Mandal and said (3) Natabar Mandal, the second and youngest sons of late Balaram Mandal got their names recorded with the Record of Rights in respect of their respective share of land measuring 10 (ten) Decimals and 11 (eleven) Decimals each respectively out of the aforementioned 31 (thirty-one) Decimals of sevenue paying Sali land

For Aquits Department

comprised in R. S. Dag No. 421 and L. R. Dag No. 500 appertaining to L. R. Krishi Khatian Nos. 222, 311 and 401 and R. S. Khatian No. 174 at Mouza Banagram within Banagram Anchal Panchayet, J. L. No. 16, Pargana – Khaspur, Revenue Survey No. 30, District Collectorate Touzi Nos. 3, 4, 5 under the jurisdiction of Additional District Sub-Registration Office at Bishnupur, Police Station – Bishnupur, District – South 24-Parganas free from all encumbrances.

AND WHEREAS while Sasadhar Mandal, the second son of late Balaram Mandal, seized and possessed of his share of land measuring 10 (ten) Decimals out of 31 (thirty-one) Decimals of the total land of 1.01 Acres of Sali land, by way of inheritance since demised of his father Balaram Mandal and got his name recorded of the same with the Record of Rights, comprised in L. R. Dag No. 421/500 appertaining to R. S. Krishi Khatian No. 311 and R. S. Khatian No. 174 at Mouza - Banagram, J. L. No. 16, Police Station - Bishnupur, the then District - 24-Parganas, said Sasadhar Mandal, son of late Balaram Mandal, died in the year 1986 leaving behind him his wife, namely, Smt. Alo Mandal, the Vendor No. 1 herein and two sons, namely, Bhola Mandal, Babla Mandal and one married daughter, namely, Smt. Kakali Mandal, being the Vendor Nos. 2, 3 and 4 herein as his sole heirs and legal survivors in earth and thus said Smt. Ale Mandal, widow of late Sasadhar Mandal and Shri Bhela Mandal, Shri Babla Mandal and Smt. Kakali Mandal, being sons and married daughter of deceased Sasadhar Mandal, got and possessed

2



the aforementioned piece of land measuring 10 (ten) Decimals by way of inheritance since demise of said Sasadhar Mandal, free from all encumbrances and paying the revenue for the same to the Government Authority regularly.

AND WHEREAS while Natabar Mandal, youngest son of late Balaram Mandal, seized and possessed of his share of land measuring 11 (cleven) Decimals out of 31 (thirty-one) Decimals of the total land of 1.01 Acres of Sali land by way of inheritance since demise of his father Balaram Mandal and got his name recorded of the same with the Record of Rights, comprised in L. R. Dag No. 421/500 appertaining to R. S. Krishi Khatian No. 401 and R. S. Khatian No. 174 at Mouza -Banagram within Banagram Anchal Panchayet, J. L. No. 16 under Police Station - Bishnupur, and the then District - 24-Parganas, said Natabar Mandal, youngest son of late Balaram Mandal, died in the year 1990 leaving behind him his 2 (two) sons, namely, Shri Banamali Mandal the Vendor No. 5 herein and another Niranjan Mandal, now deceased, who left behind him his one son, namely, Lal Mohan Mandal and one married daughter, namely, Smt. Sabitri Naskar the Vender Nos. 6 and 7 herein, being the grandson and granddaughter of deceased Natabar Mandal, as his sole heirs and legal survivors in earth and thus said Shri Banamali Mandal, Shri Lal Mohan Mandal and Smt. Sabitn Naskar, temp the Vendor Nos. 5, 6 and 7 herein as sole heirs and legal survivors of deceased Natabar Mandal seized and possessed of the

For Amitis Developers LLP

Authorised Signatory

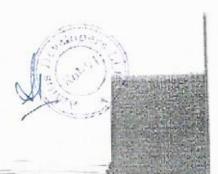
aforementioned piece of land measuring 11 (cleven) Decimals of Sali land by way of inheritance free from all encumbrances and paying the revenue for the same regularly with the Government Authority regularly.

AND WHEREAS thus the present Vendor Nos. 1, 2, 3 and 4 herein holding, enjoying and possessing their share of land measuring 10 (ten) Decimals by way of inheritance since demise of Late Sasadhar Mondal, comprised of L. R. Dag No. 421/500 appertaining to Krishi Khatian No.311 and Vendor Nos. 5, 6 and 7 herein are holding, enjoying and possessing their share in the land measuring 11 (eleven) Decimals by way of inheritance since demise of Late Natabar Mondal and thereafter the death of his son Niranjan Mondal, comprised of L. R. Dag No. 421/500 appertaining to Krishi Khatian No. 401 and R. S. Khatian No. 401 and R. S. Khatian No. 174 and thus totaling of which 21 (twentyone) Decimals corresponding to 12 (twelve) Cottahs 11 (cleven) Chittacks, be the same a little more or less out of 31 (thirty-one) Decimals of the total land area of 1.01 Acres of Sall land at Mouza -Banagram within Banagram Anchai Panchayet, J. L. No. 16, Pargana -Khaspur, Revenue Survey No. 30 and District Collectorate Touzi Nos. 3, 4 and 5, within the jurisdiction of Additional District Sub-Registration Office at Bishnupur, Police Station - Bishnupur, District - South 24-Parganas free from all encumbrances, charges, liens, lispendences, attachments, acquisition or requisition and/or vested by the State



Government under any scheme, acts, rules, provisions or bye-laws which the Vendors berein are holding good peaceful and marketable title thereof in law and expressed and announced collectively to sell out their aforementioned schedule of land and knowing from a reliable source and in response to such intention of the Vendors herein, the Purchaser hereto proposed and agreed to purchase the said entire revenue paying schedule of land measuring 21 (twenty-one) Decimals corresponding to 12 (twelve) Cottahs 11 (cleven) Chittacks be the same a little more or less out of 31 (thirty-one) Decimals of Sall land, more fully described in the Schedule hereunder written and after a thorough discussion, searching, bargaining and satisfied well about the sell price/consideration amount in respect of transfer of the Schedule mentioned entire land by way of sell has been settled and fixed at Rs. 3,82,500/- (Rupees three lakhs eighty-two thousand five hundred) only i.e. at the rate of Rs. 30,000/- (Rupees thirty thousand) only per Cottah of the same by and between the Vendors and the Purchaser herein, and understanding well and satisfied with the aforementioned sell/consideration price as the satisfactory highest marketable sell/consideration price of the Schedule mentioned land, the Vendors herein have accepted the proposal of the Purchaser to have the transaction by way of sell in respect of the Schedule mentioned land in favour of the Purchaser herein, the Vendors herein have received and acknowledge the receipt of the aforementioned total sell/consideration money from the Purchaser hereto on or before the execution and registration of this Deed of Conveyance in respect of the Schedule





mentioned entire land in favour of the Purchaser herein as per Memo of Consideration written hereunder.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the said agreement and in consideration of Rs. 3,82,500/- (Rupces three lacs eighty-two thousand five hundred) only paid by the Purchaser to the Vendors herein in respect of total sell/consideration price of the Schedule mentioned entire lands written hereunder on or before the execution and registration of these presents, the receipt whereof the Vendors doth hereby admit, acknowledge and confirm as per Memo of Consideration hereunder written well and the Vendors hereto DOTH HEREBY forever release, acquit, exonerate, discharge, sell, transfer, convey, assign and dispose of ALL THAT piece and parcel of Sali land measuring 21 (twenty-one) Decimals corresponding to 12 (twelve) Cottahs 11 (eleven) Chittacks be the same a little more or less of Sali land comprised in Dag No. 421/500 appertaining to Krishi Khatian Nos. 311 and 222 and R. S. Khatian No. 174 at Mouza - Banagram within Banagram Anchal Panchayet, J. L. No. 16, Pargana - Khaspur, Revenue Survey No. 30 under the jurisdiction of Additional District Sub-Registration Office at Bishnupur and District Registration Office at Alipore, Police Station - Bishnupur, District - South 24-Parganas free from all encumbrances, liens, lispendences, appurichances along with all ensement rights including user right of centuring passage for free

For Amitis Developers LLP

Authorsed Signatory



ingress and egress to and from the Schedule of land, more fully and particularly described in the Schedule hereunder written.

AND the Vendors hereto further DOTH HEREBY grant, convey, sell, trunsfer, assign, assure and dispose of absolute right title, possession and interest unto and in favour of the Purchaser hereto in respect of ALL THAT the aforesaid piece and parcel of Sali land measuring an area of 21 (twenty-one) Decimals corresponding to 12 (twelve) Cottahs 11 (eleven) Chittacks be the same a little more or less, as aforesaid, free from all encumbrances, liens, lispendences, liberties, appurtenances, TOGETHER WITH all easement rights, privileges in any pertaining to the said landed property belonged to the estate right, title, possession, interest, claims, demands and charges whatsoever unto and upon the said schedule of land which is free from all encumbrances, acquisition, requisition and/or vested under any scheme of the State Government claim and demand whatsoever TO HAVE AND TO HOLD the same absolutely in the manner as aforesaid free from all obstructions, charges, claims, demands etc. of the schedule of land thus purchased by the Purchaser hereto and the Purchaser shall have every right, title, nuthority, power, interest, possession and claim to sell, convey, gift, lease, hypothecate, mortgage, assign, assure, transfer, dispose of the schedule of land hereinbelow thus purchased by the Purchaser hereunder written in the Schedule to any person or persons in any manner whatsoever.



anything heretobelore done or suffered to the contrary the Vendors have good and absolute right, title, possession, interest, claims, authority and power to enjoy the schedule mentioned lands hereunder written well free from all encumbrances, charges, liens, lispendences, claims, demands, disputes whatsoever more fully and particularly described in the Schedule hereunder written and have all rights, privileges and appurtenances thereunto belonging and the same was never vested or were under any scheme of acquisition or requisition by the Government in any act, rules, provisions or bye-laws which is hereby sold, conveyed and transferred unto and in favour of the Purchaser hereto by the Vendors herein and the Vendors have not done or knowingly suffered against any losses, dispute or damages whereby for that reason the schedule mentioned landed properties may be encumbered stake, affected or impeached in estate, title or otherwise.

THAT the Vendors hereto shall and will at all times indemnify and keep indemnified and harmless the Purchaser herein against all claims, demands, objections whatsoever in respect of the schedule mentioned lands hereby sold, conveyed, transferred, assured, assigned and disposed of and make good unto and in favour of the Purchaser hereto from all losses, damages, costs and expenses that may be accrued or be incurred by reason of any defect, deficiency that may be found or

For Amitis Developers LLP

Authorized Signatory

detected in right, title, interest, possession, easement rights of the schedule of lands and for granting the same right.

THAT the Purchaser hereto shall henceforth peacefully and quietly hold, posses and enjoy the rents, issues and profits desirably from and out of the said purchased schedule of land without any hindrances, interruption or disturbances from or by the Vendors or any other person or persons claiming through or under entrust for the Vendors without any lawful let, hindrances and interruption or disturbances by any other person or persons whatsoever.

THAT all the rents, revenues and other impositions payable in respect of the schedule of lands hereby sold have been fully paid by the Vendors and if any portion of such be found to have been remained unpaid for the period into the date thereof the same shall be decreed to be the liability of the Vendors and releasable from the Vendors herein.

THAT the Vendors hereby promised and assured that the Vendors shall at all times do and execute at the costs and expenses of the Purchaser all such further acts, deeds, things and assurances as may be reasonably required by the Purchaser for the better or further effecting and assuring the conveyance hereby sold and conveyed.

For Amitia P

A career on Stematory

SCHEDULE OF LAND AS REFERRED TO ABOVE

ALL THAT piece and parcel of Revenue Paying Collectorate land (1) measuring 10 (ten) Decimals comprised in Dag No. 421/500 appertaining to Krishl Khatlan No. 311 and (2) measuring 11 (eleven) Decimals comprised in Dag No. 421/500 appertaining to Krishi Knatian No. 401 and R. S. Khatian No. 174, totaling of which 21 (twenty one) Decimals corresponding to 12 [twelve] Cottahs 11 (eleven) Chittacks be the same a little more or less out of 31 (thirty-one) Decimals of Sali land lying at Mouza Banagram within Banagram Anchal Panchayet, J. L. No. 16. Pargana - Khaspur, Revenue Survey No. 30, District Collectorate Touzi Nes. 3, 4, 5 under the jurisdiction of Additional District Sub-Registration Office at Bishnupur, Police Station - Bishnupur, District -South 24-Parganas free from all encumbrances, liens, lispendences, appurtenances along with all easement rights including user right of common passage for free ingress and egress to and from the schedule of land and the same is further more fully and clearly shown in the sketched Map or Plan annexed herewith delineated with RED Border Line which shall be deemed to be the part and parcel of this Deed of Conveyance of which rent to be paid to the District Collectorate, South 24-Parganas at Alipore in favour of the Office of the Government of the State of West Bengal @ Rs. 04.00 (Rupees four) only per annum and the same is butted and bounded in the following manner:

For Amitis Developers LLP
Authorised Stematory



ON THE NORTH: By land of R. S. Dag No. 421.

ON THE SOUTH: By land of R. S. Dag No. 421.

ON THE EAST : By land of R. S. Dag No. 422.

ON THE WEST ; By land of R. S. Dag No. 421.

IN WITNESS WHEREOF the Vendors and the Purchaser hereto have set and subscribed their respective hands and signature hereunto in presence of the following witnesses, the day, month and year first written above.

SIGNED, SEALED AND DELIVERED

at

(ora : "; 28 a) a Duna Alan ; alhali (ora substant and crea substant and in bloseure of :

> (19/4) 4. 28 492/4/ 5/4/4 (2)/4/4 5/4/4 (2)/4/4 (1/4) 5 - 7/4/2/4/4 5. - 2/4/10/01



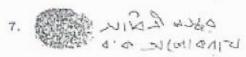
er Amida Prompera LLT



क् क्रमावतार् क् हिला भनेता



المالي عاصل المال



SIGNATURE OR L.T.I. OF VENDORS.

SIGNATURE OF THE PURCHASER

For Amitis Developers LLP

Authorized Signature

MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of Rs. 3,82,500/- (Rupees three lacs eighty-two thousand five hundred) only on this day as full and final payment of sell/consideration money of the schedule mentioned lands sold by this Deed of Conveyance in the following manner:

By cash Rs. 3,82,500.00 (Rupees three lacs eighty-two thousand five hundred) only.

COMITACIONIS

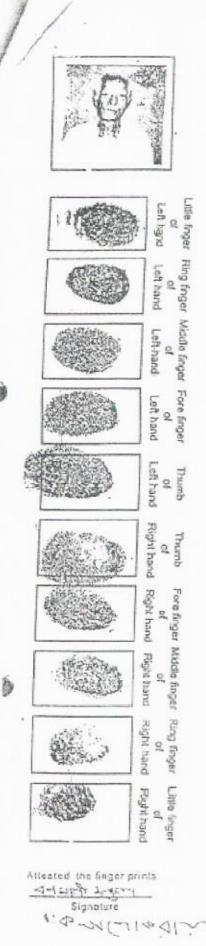
1. B. Shellada

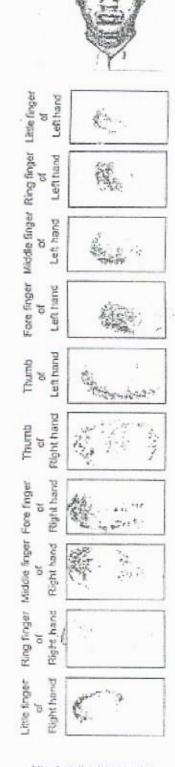
Japan eladerelothi Advocate Count nel Court Reigne Kolkett - 700 27. Drafted by me: Typed by:

. Harishda chini

For Amitis Preyclopers LLP

Authorised Signator





Attestes the finger sunts

MICO)

For Amitin





| d | |
|---|-------------|
| d | |
| 7 | and and and |

| | - 12 |
|------|------|
| . " | 7.5 |
| - 70 | |

Little finger Ring finger Middle finger of of of of

Left hand

Left hand

Fore finger of Left hand

Thumb

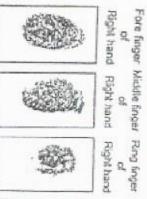
| - | _ | _ | _ |
|----|---|-------|---|
| - | - | 3 | 急 |
| 50 | 5 | | 8 |
| - | 1 | 27.20 | |















Little finger of Right hand

| Altested | the f | inger | prin | t |
|----------|-------|-------|------|---|
|----------|-------|-------|------|---|

Signature

Развроп Photo With Signature

| Little finger of Left hand | |
|---|---|
| of Celt hand | |
| Fore finger Middle finger Ring finger Little finger of of of of Left hand Left hand Left hand | , |
| Fore finger of Left hand | |
| Thumb of Left hand | |
| Thumb of Right hand | |
| Fore finger of Right hand | |
| Ring linger Middle Inger Fore finger of Right hand Right hand Right hand | |
| Ring linger of Right hand | |

Attested the linger prints

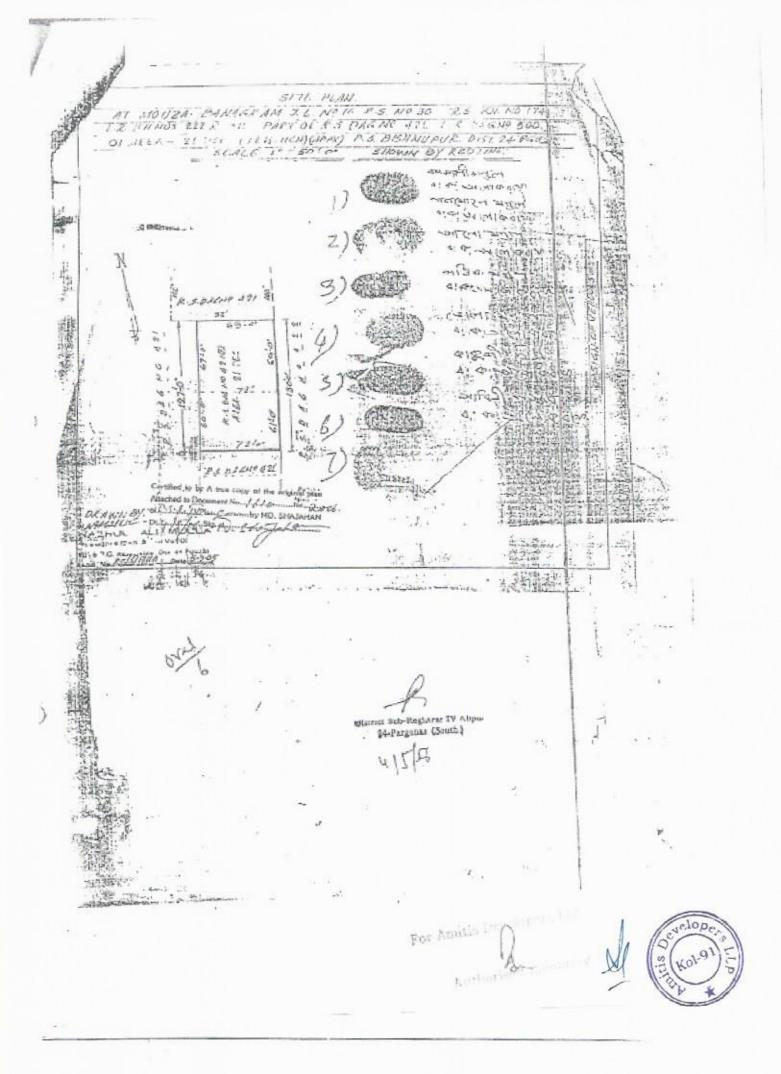
Little finger of Right hand

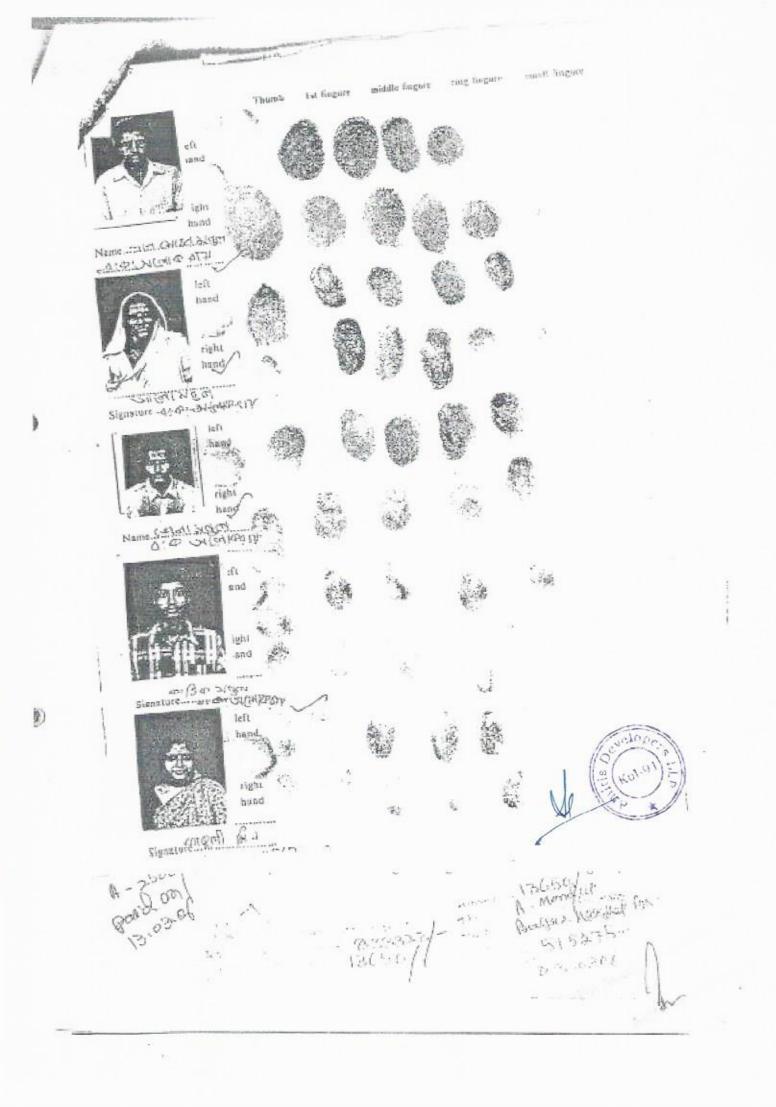
Signature

For Amitia Acvelopers LLP

Authorised Signatory







הישוח שמניכיו THE MENT OF P 10 mm MEDISTRAR U.S. 7 (2) of REDISTRAR (REDISTRAR (RED 01910 Sec.

那

For Amitis Developers LLP

Authorised Signatory