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747/11



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 356060

21/01/11
 1/25
 P.N. 1254/11

Certified that the document is submitted for registration. The signature on this and the endorsement on the back of the document is a part of this document.

District Sub-Registrar-II
 Alipore, South 24-Parganas

21 JAN 2011

THIS DEED OF CONVEYANCE made this the 21st day of January 2011
 BETWEEN SREEPATI APARTMENTS PRIVATE LIMITED, a Company
 governed by the Companies Act, 1956 and having its Registered Office at 62/1B,
 Diamond Harbour Road, Police Station - Ekbalpur, Kolkata - 700 023, having its

*DIAMOND HARBOUR ROAD
 POLICE STATION - EKBALPUR*

201465

19 JAN 2011

P. Bagchi

NAME.....
 ADD.....
 19 JAN 2011
 S. CHATTERJEE
 Licen. Stamp Vendor
 C.C. Court
 253, H.S. Roy Road, Kol-1

[Handwritten signature]

[Handwritten flourish]



Atangir, Reza Adv
 28/N, Judge Court Road
 Kol-24

District Sub-Registrar-II
 Alipore, South 24-Parganas
 21 JAN 2011

~~Identified by me
 Pradyota Bagchi
 Adv
 City Civil Court,
 Kolkata~~

I.T. PAN No. AAHCS3903], represented by its Director Sri Sadhan Roy, son of Late Subodh Roy, by occupation business, by nationality Indian, residing at 62/1B, Diamond Harbour Road, Police Station - Ekbalpur, Kolkata - 700 023, hereinafter called and referred to as the **VENDOR** (which term or expression shall unless excluded by repugnant to the context be always deemed to mean and include its executors, successors-in-office, administrators and assigns) of the **ONE PART AND (1) AMBALIKA PROPERTIES (P) LTD.**, a Company incorporated under the Companies Act, 1956, having its registered office at 2, Rowland Road, P.S Ballygunge, Kolkata - 700 020, represented by its Authorized Signatory Sri Sanjiv Kumar Dabriwal, son of Sri Dwarka Prasad Dabriwal, residing at 2, Rowland Road, P.S. Ballygunge, Kolkata 700 020; (2) **SARIDEEP DEVELOPERS (P) LTD.**; (3) **JAIVEER PROPERTIES (P) LTD.**; (4) **JAIVEER CONSTRUCTION (P) LTD.**; (5) **PADMA RESIDENCY (P) LTD.**; (6) **PADMA HIRISE (P) LTD.**; (7) **PADMA TOWERS (P) LTD.**; all Companies incorporated under the Companies Act, 1956, all having their registered office at 2, Rowland Road, P.S. Ballygunge, Kolkata 700 020, all represented by their common Director Sri Sanjiv Kumar Dabriwal, son of Sri Dwarka Prasad Dabriwal, residing at 2, Rowland Road, P.S. Ballygunge, Kolkata 700 020; all collectively hereinafter referred to as the **PURCHASERS** (which term or expression shall unless excluded by repugnant to the context be always deemed to mean and include each of their respective executors, successors-in-interest, administrators and assigns) of the **OTHER PART**.

WHEREAS:

- A. At all material times, one Smt. Hena Rani Dutta since deceased by and under a registered Bengali Kobala dated 28.05.1975 and registered in the office of the Sub-Registrar at Alipore in Book No. I, Volume No. 111, Pages 289 to 294 being No. 4488 for the year 1975 purchased forever and absolutely from the then Owners namely Dr. Ranendra Kumar Das and Smt. Lilabati Dhar ALL THAT the land admeasuring 7 Cottahs 11 Chittacks 8 Sq. Ft. more or less situate and lying at Mouza - Purba Barisha, Khatian No. 2013, Dag No. 3161 within South Suburban Municipality now Kolkata Municipal Corporation, P.S. Behala now Thakurpukur in the District of 24-Parganas (South) (hereinafter referred to as the said captioned property) free from all encumbrances and at a valuable consideration mentioned therein.
- B. After purchase as aforesaid, the said Hena Rani Dutta was thus become the sole and absolute owner of the said captioned property by exercising her right of possession therein.
- C. While remained in peaceful possession and occupation of the said captioned property, the said Smt. Hena Rani Dutta by and under a registered Bengali Deed of Gift dated 28.11.1985 and registered in the office of the A.D.S.R. Alipore in Book No. I, Deed No. 9585 for the year 1985 transferred and conveyed forever and absolutely by way of a gift in

favour of her third son namely Goutam Kumar Dutta, ALL THAT the land measuring 3 Cottahs 13 Chittacks 26 Sq. Ft. more or less being the demarcated western side of the said captioned property situated at Mouza Purba Barisha, Khatian No. 2013, Dag No. 3161 within Kolkata Municipal Corporation, Ward No. 124, P.S. Thakurpukur in the District of 24 Parganas (South) as more fully described in the Schedule hereunder written (hereinafter referred to as the said property) free from all encumbrances, charges etc. and out of natural love and affection towards her said third son Goutam Kumar Dutta.

- D. After acceptance of such gift, the said Goutam Kumar Dutta is and/or has been occupying and possessing the said property by mutating his name in the record of Kolkata Municipal Corporation as owner of the said property being Premises No. 95, Mahatma Gandhi Road vide Assessee No. 411240600930 as fully described in the Schedule hereunder written.
- E. Subsequently Goutam Kumar Dutta by virtue of a registered Deed of Indenture dated 5.2.2010 registered with the office of the District Sub-Registrar-II, Alipore, 24 Parganas (South) in Book No. 1, CD Volume No. 4, Pages 1762 to 1801, Being No. 901 for the year 2010 sold conveyed the said property in favour of the Sreepati Apartments Private Limited, the Vendor herein.

- F. The Vendor has agreed to sell, transfer and convey and the Purchaser has agreed to purchase the said property from the Vendor herein for valuable consideration forever and absolutely ALL THAT the said land measuring 3 Cottahs 13 Chittacks 26 Sq. Ft. more or less together with a tin shaded structure thereon measuring an area of 200 Sq. Ft. more or less being the demarcated western side of the said captioned property situated at Mouza - Purba Barisha, Khatian No. 2013, Dag No. 3161 within Kolkata Municipal Corporation being Premises No. 95, Mahatma Gandhi Road, P.S. Thakurpukur, Kolkata - 700 063 in the District of 24 - Parganas (South) together with all privileges, advantages, easements and appurtenances whatsoever and all estate, right, title, interest, claim demand into or upon the said Land/Property which is more fully described in the Schedule hereunder written and hereinafter referred to as the "said Property/Premises free from all encumbrances, charges, attachments, mortgages etc. at or for a total consideration of Rs. 23,99,167/- (Rupees Twenty Three lakhs Ninety Nine thousand One hundred Sixty Seven only).
- G. The Vendor herein has full and absolute right, title and interest in the said Property which is more fully mentioned in the Schedule hereinafter written and all easement rights for egress and ingress along with all other rights, amenities and facilities therein.

H. The Vendor has represented to the Purchasers that the Vendor is in vacant peaceful and khas possession of the said entirety of the land hereby sold described in the Schedule hereunder written free from all encumbrances and free of any acquisition, requisition, alignment, trust, debutter, mortgage, charge, barga, tenants, howsoever, whatsoever and has paid the upto date land revenue in respect thereof and is entitled to sell the same and to hand over vacant peaceful and khas possession thereof and relying on such representation of the Vendor the Purchasers abovenamed have agreed to purchase entirety of the said land described in the Schedule hereto free from all encumbrances.

NOW THIS DEED WITNESSETH that in pursuance of the consideration of a sum of Rs 23,99,167/- (Rupees Twenty Three lakhs Ninety Nine thousand One hundred Sixty Seven only) only paid by the Purchasers to the Vendor before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the Memo hereunder written admit and acknowledge and of and from the same and every part thereof hereby acquit, release and discharge the **PURCHASERS**, their respective successors, executors, administrators, representatives and assigns and everyone of them and also the said Land) the Vendor as the absolute owner doth by these presents indefeasibly grant, sell, convey, transfer, assign and assure to unto and in favour of the **PURCHASERS ALL THAT** the land admeasuring 3 Cottahs 13 Chittacks 26 Sq. Ft. more or less, together with a tin shaded structure thereon measuring an area of 200 Sq. Ft. more or less situate and lying at Mouza - Purba Barisha, Khatian No. 2013, Dag

No. 3161, J.L. No. 23, within Kolkata Municipal Corporation being Premises No. 95, Mahatma Gandhi Road, P.S. Thakurpukur, Kolkata - 700 063, Assessee No. 41-124-06-0093-0 in the District of 24 - Parganas (South) along with all easement and quasi easement right connected with the said property and morefully delineated in RED ink on the Map or Plan annexed hereto, described in the Schedule hereto, hereinafter referred to as the said Land AND further the Vendor as the absolute owner doth by these presents indefeasibly grant, sell, convey, transfer, assign and assure to unto and in favour of the Purchasers All That the Said Land of the Vendor **TOGETHER WITH** the benefit and advantages of ancient and other rights, liberties, easements privileges, appendages and appurtenances whatsoever to the said Land or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore with all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the **VENDOR** into and upon the said Land or every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said Land or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the **VENDOR** its heirs, executors, administrators or representatives or any persons from whom it can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVE HOLD, OWN, POSSESS AND ENJOY** the said Land and every part thereof hereby granted, sold,

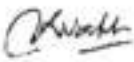
conveyed and transferred or expressed and intended so to be with its rights, members and appurtenances unto and to the use of the **PURCHASERS**, their respective successors, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor **AND** the **VENDOR** doth hereby for itself, its heirs, executors, administrators and representatives, covenant with the **PURCHASERS**, their respective successors, executors, administrators, representatives and assigns, **THAT** notwithstanding any act, deed, or thing whatsoever, by the **VENDOR** or by any of its predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the **VENDOR** had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Land hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the **PURCHASERS**, their respective successors, executors, administrators, representatives and assigns in the manner aforesaid **AND THAT** the **PURCHASERS**, their respective successors, executors, administrators, representatives and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said Land and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for itself or from or under any of its ancestors or predecessors in title **AND THAT** free and clear and

freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the **VENDOR** well and sufficiently saved indemnified of from and against all and all manner of claims, charges, liens, debts, encumbrances whatsoever made or suffered by the **VENDOR** or its ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said Land or any part thereof from under or in trust for itself the Vendor or from or under its predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the **PURCHASERS**, their respective successors, executors, administrators, representatives and assigns do and execute, or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said Land and every part thereof unto and to the use of the **PURCHASERS**, their respective successors, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required.


THE SCHEDULE ABOVE REFERRED TO:

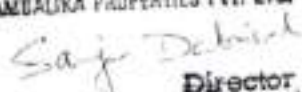
ALL THAT piece and parcel of Bastu land measuring 3 Cottahs 13 Chittacks 26 Sq. Ft. more or less together with a tin sheded structure thereon measuring an area of 200 Sq. Ft. more or less situate and lying at Mouza - Purba Barisha, Khatian No. 2013, Dag No. 3161, J.L. No. 23 within Kolkata Municipal

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


KARTIK NATH
112, ... Road

A


MANOJ KUMAR SHARMA
B. DILIP GANGULY SARANI
2nd floor
Kolkata-700 105


AMBAJKA PROPERTIES PVT. LTD.

Director
Authorized Signatory

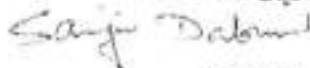
SAKIDEEP DEVELOPERS PVT. LTD.

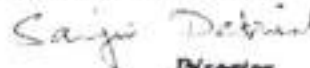
Director

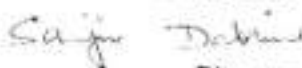
JAIVEER PROPERTIES PVT. LTD.

Director

JAIVEER CONSTRUCTION PVT. LTD.

Director

PADMA RESIDENCY PVT. LTD.

Director

PADMA HIRISE PVT. LTD.

Director

PADMA TOWERS PVT. LTD.

Director

MEMO OF CONSIDERATION

Received the sum of Rs. 23,99,167/- (Rupees Twenty Three Lacs Ninety Nine Thousand One Hundred Sixty Seven Only) from the Purchasers as per memo given below towards full consideration money.

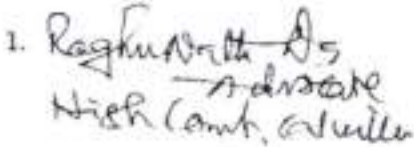

<u>SN.</u>	<u>DESCRIPTION</u>	<u>AMOUNT (Rs.)</u>
1	being portion of the total Cheque Amount of Rs. 20,00,000/- paid by Ambalika Properties Pvt. Ltd. vide Cheque No. 743451 dated 12/08/2010 drawn on Indian Bank, Sarat Bose Road Branch, Kolkata	342,738.00
2	being portion of the total Cheque Amount of Rs. 20,00,000/- paid by Sandeep Developers Pvt. Ltd. vide Cheque No. 689376 dated 02/12/2010 drawn on Indian Bank, Sarat Bose Road Branch, Kolkata	342,738.00
3	Paid by Jaiveer Properties Pvt. Ltd. vide Cheque No. 689595 dated 20/01/2011 drawn on Indian Bank, Sarat Bose Road Branch, Kolkata	342,738.00
4	Paid by Jaiveer Construction Pvt. Ltd. vide Cheque No. 689529 dated 20/01/2011 drawn on Indian Bank, Sarat Bose Road Branch, Kolkata	342,738.00
5	Paid by Padma Residency Pvt. Ltd. vide Cheque No. 690152 dated 20/01/2010 drawn on Indian Bank, Sarat Bose Road Branch, Kolkata	342,738.00
6	Paid by Padma Hrise Pvt. Ltd. vide Cheque No. 690052 dated 20/01/2011 drawn on Indian Bank, Sarat Bose Road Branch, Kolkata	342,738.00
7	Paid by Padma Towers Pvt. Ltd. vide Cheque No. 690077 dated 20/01/2011 drawn on Indian Bank, Sarat Bose Road Branch, Kolkata	342,738.00
		<u>23,99,167.00</u>

Total (in words):- Rupees Twenty Three Lacs Ninety Nine Thousand One Hundred Sixty Seven Only

SHREEPATI APARTMENTS PVT. LTD

 Director

Witnesses:-

1. 
Raghuvarth Das
High Court, Cuttack
2. 
Alangir Raza



Government Of West Bengal
Office Of the D.S.R.-II SOUTH 24-PARGANAS
District:-South 24-Parqanas

Endorsement For Deed Number : I - 00747 of 2011
(Serial No. 00724 of 2011)

On

Payment of Fees:

On 21/01/2011

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. 26435/-, on 21/01/2011

(Under Article : A(1) = 26389/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 21/01/2011)

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.-2399167/-

Certified that the required stamp duty of this document is Rs.- 143970 /- and the Stamp duty paid as: Impressive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty Rs. 143600/- is paid, by the Bankers cheque number 126812, Bankers Cheque Date 20/01/2011, Bank Name State Bank of India, Bhowanipore, received on 21/01/2011

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

Presented for registration at 13.36 hrs on 21/01/2011, at the Office of the D.S.R.-II SOUTH 24-PARGANAS by Sanjiv Kumar Dabriwal, Claimant.

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

Execution is admitted on 21/01/2011 by

1. Sadhan Roy

Director, Sreepati Apartments Private Limited, 62/1 B, Diamond Harbour Road, Thana:-Ekbalpore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :- 700023 .

. By Profession : Business

(Anima Sinha)

DISTRICT SUB-REGISTRAR-II

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R.-II SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00747 of 2011
(Serial No. 00724 of 2011)

- 2 Sanjiv Kumar Dabirwal
Director, Ambalika Properties (p) Ltd., 2, Rowland Road, Thana:-Ballygunge, District:-South 24 Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .
- Director, Sandeep Developers (p) Ltd., 2, Rowland Road, Thana:-Ballygunge, District:-South 24 Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .
- Director, Jaiveer Properties (p) Ltd., 2, Rowland Road, Thana:-Ballygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .
- Director, Jaiveer Construction (p) Ltd, 2, Rowland Road, Thana:-Ballygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .
- Director, Padma Residency (p) Ltd., 2, Rowland Road, Thana:-Ballygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .
- Director, Padma Hirise (p) Ltd., 2, Rowland Road, Thana:-Ballygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .
- Director, Padma Towers (p) Ltd., 2, Rowland Road, Thana:-Ballygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .
. By Profession : Business
- Identified By Alamgir Reza, son of . . . 28/1, Judges Court Road, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste: Muslim, By Profession: Advocate.

(Anima Sinha)
DISTRICT SUB-REGISTRAR-II

(Anima Sinha)
DISTRICT SUB-REGISTRAR-II

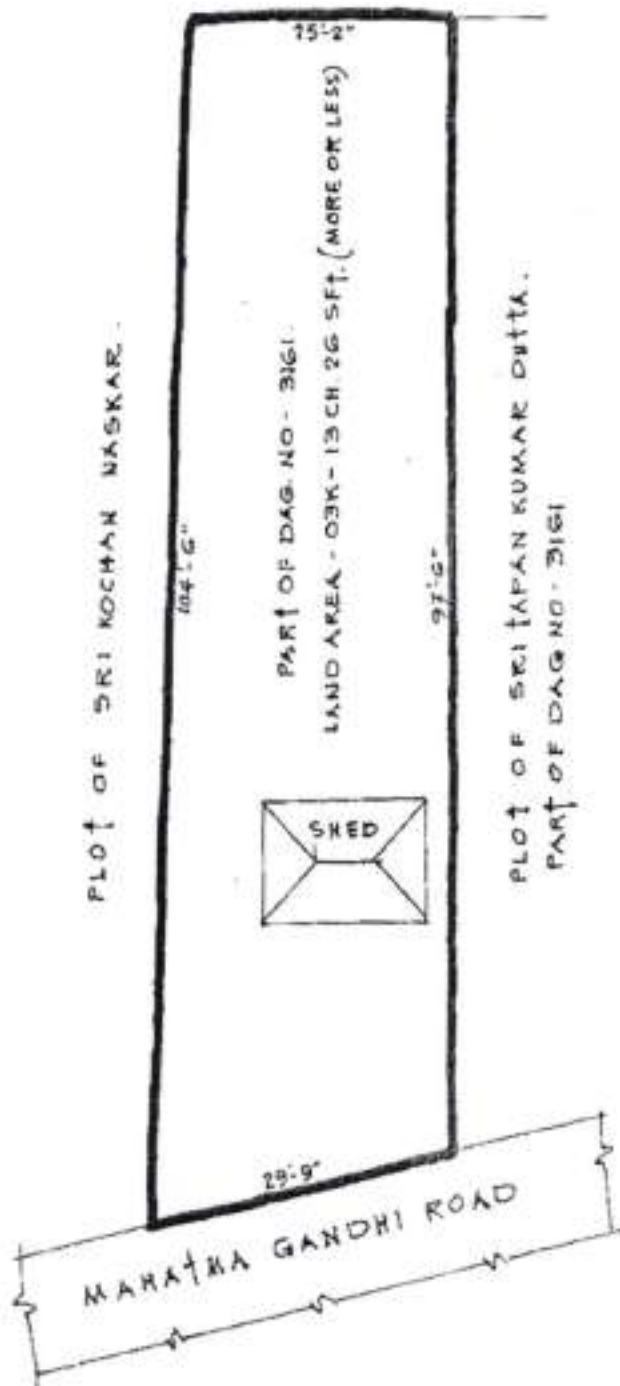
78 SITE PLAN OF PART OF DAG. NO-3161, IN MOUZA - PURBA -
 BARISHA, J.L. NO-23. R.S. NO-43. TOUZI NO- 1-6, 8-10, 12-16,
 KHATAN NO-2013. DIST. 24-PGS. (SOUTH) UNDER K.M.C.
 SOUTH SUBARBON UNIT WARD NO-21/124. HOLDING
 NO-95, MAHATMA GANDHI ROAD. KOLKATA-700 063.
 P.S. THAKURPUKUR.

SCALE - 16' FT = 1" IN.

AREA OF LAND - 3K - 13 CH - 20 SFT. (MORE OR LESS) SHOWN IN RED COLOUR.

PLOT OF SRI RAMANI MOHAN SAMADDAR
 PART OF DAG NO. 3160.

SHREEPATI APARTMENTS PVT. LTD.
 Director



PADMA HIRSE PVT. LTD.

Saigji Debbarh
 Director

AMBALKA PROPERTIES PVT. LTD.

AMBALKA PROPERTIES PVT. LTD.

Saigji Debbarh
 Director

JAIVEER CONSTRUCTION PVT. LTD.

Saigji Debbarh
 Director

JAIVEER PROPERTIES PVT. LTD.

Saigji Debbarh
 Director

PADMA RESIDENCY PVT. LTD.

Saigji Debbarh
 Director

SARIDEF DEVELOPERS PVT. LTD.

Saigji Debbarh
 Director

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the D.S.R.-II SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 00724 / 2011

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sanjiv Kumar Dabrial	 21/01/2011	 LTI 21/01/2011	<i>Sanjiv Dabrial</i> 21/1/11

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sadhan Roy Address -62/1 B, Diamond Harbour Road, Thana:-Ekbalpore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700023	Self	 21/01/2011	 LTI 21/01/2011	<i>Sadhan Roy</i>
2	Sanjiv Kumar Dabrial Address -2, Rowland Road, Thana:-Ballygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020	Self	 21/01/2011	 LTI 21/01/2011	<i>Sanjiv Dabrial</i>

Name of Identifier of above Person(s)

Alamgir Reza
28/1, Judges Court Road, District:-South 24-Parganas,
WEST BENGAL, India, P.O. :- Pin :-700027

Signature of Identifier with Date










Alamgir Reza Adh 21.1.11

(Signature)

(Anima Sinha)












DISTRICT SUB-REGISTRAR-II

Office of the D.S.R.-II SOUTH 24-PARGANAS

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					




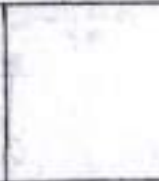




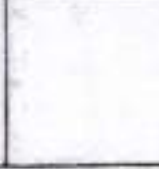

Name *Senthil Kumar*

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					




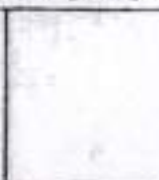
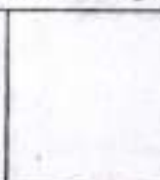




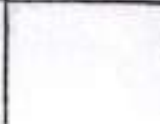
Name.....

Signature *Saji Dhanu*

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 3976 to 3994
being No 00747 for the year 2011.



(Asima Sinha) 21-January-2011
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II SOUTH 24-PARGANAS
West Bengal