

DEED OF CONVEYANCE

VENDORS : SRI PANKAJ SAHA CHOWDHURY & 6 OTHERS
PURCHASER : M/S. L. N. MULTIPLEX PVT. LTD.
CONFIRMING PARTIES / TENANTS : SMT. BINA RANI DAS & 7 OTHERS

Drafted by :-

Mr. Kalipada Charan
Advocate

Bar Association, Sealdah Court Complex,
2nd Floor, Room No. 201, Kolkata - 700 014

03934

I-03719/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

R 161592

M. V. 51,90, 000/-

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

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

19 DEC 2013

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 19th day of December,
Two Thousand Thirteen

BETWEEN

3357
1m

13/12/2013

Kalipada Charan
Advocate
Bar Association
Sealdah Court Complex
2nd Floor, Room No. 201
Kolkata-700 014

Ranjito Paul

লাজিতা পাণ্ডা মোক্ষা ডায়াল
কালি পুর মঙ্গলক এ.ডি.এম. গ্রান্ড স্ট্রিট
বি

ডেডলাইন নাম - বঙ্কিম পাণ্ডা

ডিক্লারেশন নং: -

টি ডি নং:

মোক্ষা শ্রী

ই.ডি.সি. নং:

মোক্ষা শ্রী

09 DEC 2013
14 00,00



Handwritten signature

12 DEC 2013

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

19 DEC 2013

Identified by:
Debasis Das
Law Clerk
Sealdah Court,
Kolkata - 700014

(1) **SRI PANKAJ SAHA CHOWDHURY**, son of Late Promatho Nath Saha Chowdhury, by faith - Hindu, by nationality -Indian, by occupation - Business, residing at Premises No. 2, Nayan Sur Lane, Police Station - Shyampukur, Kolkata - 700 005, (2) **SRI MALAY KUMAR SAHA CHOWDHURY**, son of Late Mohit Nath Saha Chowdhury, by faith - Hindu, by nationality -Indian, by occupation - Business, residing at Premises No. 2, Nayan Sur Lane, Police Station - Shyampukur, Kolkata - 700 005, (3) **SMT. MANJUSHREE SAHA CHOWDHURY**, wife of Late Manoj Kumar Saha Chowdhury, by faith - Hindu, by nationality -Indian, by occupation - Housewife, residing at Premises No. 2, Nayan Sur Lane, Police Station - Shyampukur, Kolkata - 700 005, (4) **SMT. MALA SAHA CHOWDHURY**, daughter of Late Manoj Kumar Saha Chowdhury, by faith - Hindu, by nationality -Indian, by occupation - Business, residing at Premises No. 2, Nayan Sur Lane, Police Station - Shyampukur, Kolkata - 700 005, (5) **SRI SUNIL KUMAR SAHA CHOWDHURY (having Pan BEDPS8116P)**, son of Late Surath Nath Saha Chowdhury, by faith - Hindu, by nationality -Indian, by occupation - Business, residing at Premises No. 2, Nayan Sur Lane, Police Station - Shyampukur, Kolkata - 700 005, (6) **SRI SUMANTA SAHA CHOWDHURY**, son of Late Sunith Nath Saha Chowdhury, by faith - Hindu, by nationality -Indian, by occupation - Service, residing at Premises No. 2, Nayan Sur Lane, Police Station - Shyampukur, Kolkata - 700 005 and (7) **SMT. SUJATA BANERJEE**, wife of Sri Debasish Banerjee, daughter of Late Sunith Nath Saha Chowdhury, by faith - Hindu, by nationality -Indian, by occupation - Housewife, residing at Premises No. 30/3, Attapara Lane, Police Station - Baranagar, Kolkata - 700 050, hereinafter collectively called and referred to as the **"VENDORS"** (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include **their** respective heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

A N D

M/S. L. N. MULTIPLEX PVT. LTD. (having Pan AABCL3698M), a Company incorporated under the Companies Act, 1956 having its registered office at

Premises No. 1, Amalangshu Sen Road, Natun Pally, Police Station - Lake Town, Kolkata - 700 048, being represented by its Director namely **SRI SANJIT NAHA ROY** having Pan ABHPN6159R), son of Late Kalachand Naha Roy, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 85, Amalangshu Sen Road, Natunpally, Police Station - Lake Town, Kolkata - 700 048, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors -in-office and assigns) of the **SECOND PART**.

A N D

(1) **SMT. BINA RANI DAS**, wife of Late Kartick Chandra Das, by faith - Hindu, by nationality - Indian, by occupation - Housewife, residing at Premises No. 34, Amalangshu Sen Road (formerly S. K. Deb Road), Patipukur, Police Station - Lake Town, Kolkata - 700 048, (2) **SMT. FULMALA DAS** (having Pan BKJPD7081C), wife of Late Dulal Chandra Das, by faith - Hindu, by nationality - Indian, by occupation - Housewife, residing at Premises No. 34, Amalangshu Sen Road (formerly S. K. Deb Road), Patipukur, Police Station - Lake Town, Kolkata - 700 048, (3) **SMT. SIKHA MAITY (DAS)** (having Pan BVTPM8948Q), daughter of Late Dulal Chandra Das, by faith - Hindu, by nationality - Indian, by occupation - Housewife, residing at Premises No. 34, Amalangshu Sen Road (formerly S. K. Deb Road), Patipukur, Police Station - Lake Town, Kolkata - 700 048, (4) **SMT. ARCHANA DAS** (having Pan BKKPD4018A), wife of Late Monoranjan Das alias Mona Das, by faith - Hindu, by nationality - Indian, by occupation - Housewife, (5) **SRI SAMIR DAS** (having Pan BKKPD4130R), (6) **SRI SUBHASH DAS** (having Pan BKKPD4131Q), (7) **SRI SUBRATA DAS** (having Pan BHYPD9672D), all sons of Late Monoranjan Das alias Mona Das, all by faith - Hindu, all by nationality - Indian, all by occupation - Business, all residing at Premises No. 34, Amalangshu Sen Road (formerly S. K. Deb Road), Patipukur, Police Station - Lake Town,

Kolkata - 700 048 and (8) **SMT.MADHABI DEY** (having Pan **BKNPD0060M**), wife of Sri Atul Chandra Dey and daughter of Late Ramlakshman Das, by faith - Hindu, by nationality - Indian, by occupation - Housewife, residing at Premises No. 34, Amalangshu Sen Road (formerly S. K. Deb Road), Patipukur, Police Station - Lake Town, Kolkata - 700 048, hereinafter collectively called and referred to as the "**CONFIRMING PARTIES/TENANTS**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include **their** respective heirs, executors, administrators, representatives and assigns) of the **THIRD PART.**

WHEREAS one Sitanath Saha Chowdhury was the absolute Owner of ALL THAT piece or parcel of land hereditaments and premises containing by estimation an area of 6 Cottahs be the same a little more or less together with structure thereon including all easements rights and appurtenances thereto lying situate at Mouza - Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 comprised of R.S. Dag No. 769 appertaining to R.S. Khatian No. 794 along with other landed properties at the said mouza under the Police Station of Lake Town within the limits of South Dum Dum Municipality in the District of North 24-Parganas free from all encumbrances whatsoever.

AND WHEREAS subsequently the Sitanath Saha Chowdhury died intestate as a widower leaving behind him his three sons namely **Sri Pramotho Nath Saha Chowdhury, Sri Manmatha Nath Saha Chowdhury and Sri Surat Nath Saha Chowdhury** as his only legal heirs and successors and accordingly upon the demise of said Sitanath Saha Chowdhury his said legal heirs and successors jointly inherited the said land hereditaments and premises containing by estimation an area of **6 Cottahs** be the same a little more or less including all easement rights and appurtenance thereto alongwith other properties to the extent of undivided equal share each in accordance with the law of inheritance.

AND WHEREAS the said **Pramotho Nath Saha Chowdhury** died intestate on **16.12.1952** leaving behind him his surviving wife Smt. Nagendra Bala

Saha Chowdhury and only son Sri Pankaj Saha Chowdhury (the **Vendor No. 1** herein) and subsequently the said Smt. Nagendra Bala Saha Chowdhury died intestate on **04.07.1987** leaving behind her only son the said Sri Pankaj Saha Chowdhury and accordingly upon the demise the said Pramotho Nath Saha Chowdhury and Nagendra Bala Saha Chowdhury their said son namely the said Sri Pankaj Saha Chowdhury inherited their undivided share in the said land in accordance with the Hindu Succession Act. 1956.

AND WHEREAS thereafter the said **Manmatha Nath Saha Chowdhury** died intestate on **01.06.1975** leaving behind him his surviving wife Smt. Pramila Bala Saha Chowdhury and only son Sri Mahit Nath Saha Chowdhury and subsequently the said Pramila Bala Saha Chowdhury died intestate on **03.05.1986** leaving behind her only son the said Mahit Nath Saha Chowdhury and the said Mahit Nath Saha Chowdhury died intestate on **27.01.1989** leaving behind his surviving wife Smt. Gita Rani Saha Chowdhury and two sons Sri Manoj Kumar Saha Chowdhury and Sri Malay Kumar Saha Chowdhury (the **Vendor No. 2** herein) and thereafter the said Gita Rani Saha Chowdhury died intestate on **28.07.1991** leaving behind her said two sons the said Manoj Kumar Saha Chowdhury and Sri Malay Kumar Saha Chowdhury (the **Vendor No. 2** herein) and thereafter said Manoj Kumar Saha Chowdhury died intestate on **28.10.2007** leaving behind him his surviving wife Smt. Manjushree Saha Chowdhury (the **Vendor No. 3** herein) and only daughter Smt. Mala Saha Chowdhury (the **Vendor No. 4** herein) and accordingly the said Sri Malay Kumar Saha Chowdhury, Smt. Manjushree Saha Chowdhury and Smt. Mala Saha Chowdhury (the **Vendor Nos. 2, 3 & 4** herein) jointly inherited to the extent of undivided respective share each of the share left by the said Manmatha Nath Saha Chowdhury in the said land measuring **6 (Six) Cottahs** be the same a little more or less including all easement rights and appertaining thereto comprised in **R.S. Dag No. 769** appertaining to **R.S. Khatian No. 794** along with other properties at Mouza - Dakshindari in accordance with the Hindu Succession Act. 1956.

AND WHEREAS subsequently the said **Surath Nath Saha Chowdhury** died intestate on **21.11.1991** as a widower leaving behind him his surviving two sons namely **Sri Sunith Nath Saha Chowdhury** and **Sri Sunil Kumar Saha Chowdhury** (the **Vendor No. 5** herein) and thereafter the said **Sunith Nath Saha Chowdhury** died intestate on **29.03.2000** leaving behind him his surviving wife **Smt. Sabita Saha Chowdhury** and only son **Sri Sumanta Saha Chowdhury** (the **Vendor No. 6** herein) and only married daughter **Smt. Sujata Banerjee** (the **Vendor No. 7** herein) and subsequently the said **Sabita Saha Chowdhury** died intestate on **01.01.2003** leaving behind her said son **Sri Sumanta Saha Chowdhury** and her said daughter **Smt. Sujata Banerjee** (the **Vendor Nos. 6 & 7** herein) and accordingly upon the said demise of said **Surath Nath Saha Chowdhury**, **Sunith Nath Saha Chowdhury** and **Sabita Saha Chowdhury** the **Vendor Nos. 5, 6 & 7** namely the said **Sri Sunil Kumar Saha Chowdhury**, **Sri Sumanta Saha Chowdhury** and **Smt. Sujata Banerjee** jointly inherited to the extent of undivided respective share each of the share left by the said **Surath Nath Saha Chowdhury** in the said land measuring **6 (Six) Cottahs** be the same a little more or less including all easement rights and appertaining thereto comprised in **R.S. Dag No. 769** appertaining to **R.S. Khatian No. 794** along with other properties at Mouza - Dakshindari in accordance with the Hindu Succession Act. 1956.

AND WHEREAS in the manner aforesaid and by virtue of the inheritance thus the Vendors herein the said **Sri Pankaj Saha Chowdhury**, **Sri Malay Kumar Saha Chowdhury**, **Smt. Manjushree Saha Chowdhury**, **Smt. Mala Saha Chowdhury**, **Sri Sunil Kumar Saha Chowdhury**, **Sri Sumanta Saha Chowdhury** and **Smt. Sujata Banerjee** became the absolute Owners to the extent of their undivided respective share each and jointly seized and possessed of and / or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of the said land hereditaments and premises containing by estimation an area of **6 Cottahs** be the same a little more or less together with R.T.S. structures thereon including all easements rights and appurtenances thereto lying situate at Mouza - Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 comprised of **R.S. Dag No. 769** appertaining to **R.S. Khatian No. 794** along with other landed properties at the said mouza under the Police Station of Lake Town within the limits of South Dum

Dum Municipality in Ward No. 31 in the District of North 24-Parganas free from all encumbrances whatsoever but subject to the Confirming Parties / Tenants therein.

AND WHEREAS the Confirming Parties / Tenants herein are enjoying the said land containing by estimation an area of **6 Cottahs** be the same a little more or less as the Tenants therein under the tenancy of the predecessors in title of the Vendors herein and during enjoyment of the said land the predecessors in title of the Confirming Parties / Tenants one Ram Lakshman Das and others mutated their names as **Occupiers** in the records of the South Dum Dum Municipality under Municipal Holding No. **29, Amalangshu Sen Road, Kolkata - 700 048** under the Police Station of Lake Town in the District of North 24-Parganas.

AND WHEREAS the Vendors jointly have agreed to sell and the Purchaser herein has agreed to purchase ALL THAT piece or parcel of the said land hereditaments and premises containing by estimation an area of **6 Cottahs** be the same a little more or less together with R.T.S. structures thereon including all easements rights and appurtenances thereto lying situate at and being Municipal Holding No. 29, Amalangshu Sen Road, also known as Premises No. 34, Amalangshu Sen Road, Kolkata - 700 048 at Mouza - Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 comprised of **R.S. Dag No. 769** appertaining to **R.S. Khatian No. 794** under the Police Station of Lake Town within the limits of South Dum Dum Municipality in Ward No. 31 in the District of North 24-Parganas particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the **"SAID PROPERTY"** as is where is basis at or for the total consideration of **Rs. 4,00,000/- (Rupees Four Lac)** only.

AND WHEREAS the Confirming Parties / Tenants herein jointly have agreed to release, relinquish and discharge forever their tenancy right, title and interest in respect of the said Property or every part thereof unto and in favour of the Vendors herein upon receiving the amount of **Rs. 23,00,000/- (Rupees Twenty Three Lac)** only from the Purchaser to settle else where and to that effect the Confirming Parties / Tenants herein have received the said amount of

Rs. 23,00,000/- (Rupees Twenty Three Lac) only from the Purchaser with the consent of the Vendors herein before execution of this Deed of Conveyance and simultaneously upon execution of this Deed of Conveyance the Confirming Parties / Tenants herein do hereby released, relinquished and discharged forever their tenancy right, title and interest on and upon the said property and every part thereof unto and in favour of the Vendors herein.

AND WHEREAS at or before the execution of this Deed of Conveyance the Vendors herein do hereby assure and represent to the Purchaser as follows:-

- a) **THAT** the Vendors **have** a good marketable title in respect of the said Property and every part thereof particularly mentioned and described in the Schedule hereunder written.
- b) **THAT** the said Property is free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trust whatsoever or howsoever.
- c) **THAT** excepting the Vendors and none else has/have any right, title, interest, claim or demand whatsoever or howsoever in respect of the said Property or any part thereof.
- d) **THAT** the Vendors **are** legally competent to transfer the said Property and every part thereof with the consent and confirmation of the Confirming Parties / Tenants herein.
- e) **THAT** there is no acquisition or requisition proceeding pending nor the Vendors **have** been served with any notice of acquisition or requisition in respect of said Property or any part thereof.
- f) **THAT** no public demand of any kind whatsoever is outstanding against and/or payable by the Vendors in respect of the said Property or any part thereof.
- g) **THAT** the Vendors **have** not entered into any Agreement for Sale, Development, Lease, Tenancy or otherwise nor **have** created any interest or right of the Third Party into and upon the said Property or any part thereof.

- b) **THAT** the Vendors **have** not obtained any loan from any Bank, Private or Public Financial Institution in respect of the said Property or any part thereof.
- i) **THAT** there is no any other occupier / tenant on and upon the said Property or any part thereof in any manner whatsoever.
- j) **THAT** the said Property or any part thereof is not under any "Debutter" or "Wakf" and it is free from road alignment.
- k) **THAT** relying upon the aforesaid representations, assurances and covenants made by the Vendors and the Confirming Parties / Tenants herein and believing the same to be true and acting on good faith the Purchaser herein **has** agreed to purchase the said Property and every part thereof in fee simple or an estate equivalent thereto free from all encumbrances, liens, lispendens, charges, mortgages, attachments, acquisitions or requisitions whatsoever and howsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 4,00,000/- (Rupees Four Lac)** only paid by the Purchaser to the Vendors at or immediately before the execution of these presents, the receipt whereof the Vendors do and each of them doth hereby admit and acknowledge as per **Receipt No. 1** and the said sum of **Rs. 23,00,000/- (Rupees Twenty Three Lac)** only paid by the Purchaser to the Confirming Parties / Tenants herein before the execution of these presents, the receipt whereof the Confirming Parties / Tenants do and each of them doth hereby admit and acknowledge as per **Receipt No. 2** as per Memo of Consideration given hereunder and of and from the same and every part thereof forever acquit, release and discharge the Purchaser, **its** successors-in-office and assigns and every one of them and also the said Property, **they** the Vendors as the absolute Owners of the said Property with the consent and confirmation of the Confirming Parties / Tenants herein do by these presents indefeasibly grant, sell, convey, transfer, assign and assure unto and in favour of the Purchaser, **its** successors-in-office and assigns free from all encumbrances, attachments and other defects in title **ALL THAT** piece or parcel of the said land hereditaments and premises

containing by estimation an area of **6 Cottahs** be the same a little more or less comprised of the said Property particularly mentioned and described in the Schedule hereunder written OR HOWSOEVER otherwise the said Property now or heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished TOGETHERWITH the structures, trees, fences, hedges, ditches, ways, water, watercourses and benefits and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever thereto the said Property 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 all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into and upon the said Property or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said Property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendors, **their** respective heirs, executors, administrators, representatives and assigns or any person or persons from whom he or she or they 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 Property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and in favour of the Purchaser, **its** successors -in-office and assigns forever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendors from to these presents AND the Vendors and the Confirming Parties / Tenants herein do and each of them doth hereby for **themselves, their** respective heirs, executors, administrators, representatives and assigns covenant with the Purchaser, **its** successors -in-office and assigns that notwithstanding any act, deed or thing whatsoever by the Vendors and the Confirming Parties / Tenants herein done or executed or knowingly suffered to the

contrary **they** the Vendors had at all material times heretofore and now **have** good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and in favour of the Purchaser, **its** successors -in-office and assigns in the manner aforesaid AND THAT the Purchaser, **its** successors -in-office and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property and every part thereof with the absolute right to sell, mortgage, let out, lease out or transfer by way of gift or otherwise alienated the said Property or any part or every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for **them** 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 Vendors well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever in respect of the Vendors' title in the said Property made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said Property or any part thereof from under or in trust for **them** the Vendors and the Confirming Parties / Tenants herein shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, **its** successors -in-office 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 Property and every part thereof unto and in favour of the Purchaser, **its** successors -in-office and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the Vendors, **their** respective heirs, executors, administrators, representatives and assigns and the Confirming Parties / Tenants, **their** respective heirs, executors, administrators, representatives and assigns shall at all times

hereafter indemnify and keep indemnified the Purchaser, **its** successors in office and assigns against losses, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendors or any breach of the covenants hereinabove contained and **THIS INDENTURE FURTHER WITNESSETH** that the peaceful physical possession of the said Property and every part thereof is being handed over by the Vendors and the Confirming Parties / Tenants unto and in favour of the Purchaser herein simultaneously upon execution of this Deed of Conveyance free from all encumbrances in any manner whatsoever.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT ^{Bashu} piece or parcel of land hereditaments and premises containing by estimation an area of **6 Cottahs** be the same a little more or less together with R.T.S. structures thereon measuring **500 Sq.ft.** including all easements rights and appurtenances thereto lying situate at and being Municipal Holding No. 29, Amalangshu Sen Road also known as Premises No. 34, Amalangshu Sen Road, Kolkata - 700 048 at Mouza - **Dakshindari**, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 comprised of **R.S. Dag No. 769 (Part)** appertaining to **R.S. Khatian No. 794** under the Police Station of Lake Town within the limits of South Dum Dum Municipality in Ward No. 31, Additional District Sub-Registration office at Bidhannagar (Salt Lake City) in the District of North 24-Parganas, which is butted and bounded as follows :

ON THE NORTH : By 16' ft. wide Road

ON THE SOUTH : By the land of Sankar Ghosh

ON THE EAST : By five storied building (Salasar Garden) and Patipukur Girls' High School

ON THE WEST : By the land of Kalidasi Saha & Ram Lakshman Das.

IN WITNESSES WHEREOF the Parties herein have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Vendors at Kolkata
in the presence of :-

1. *CONFIRMED*

30.11.2019
2019-11-30

Pankaj Saha Chowdhury
Malay Kr. Saha Chowdhury
Manjushree Saha Chowdhury
Maha Saha Chowdhury
Sunil Kumar Saha Chowdhury
Sumanta Saha Chowdhury
Sujata Banerjee

2. *Deban's Day*
Sealdah Court
Law Clerk

SIGNED, SEALED AND DELIVERED

by the Purchaser at Kolkata

in the presence of :-

1. *CONFIRMED*

Signature of the Vendors

For LN. MULTIPLEX PRIVATE LIMITED

Sumit Mohanty

Director

2. *Deban's Day*
Law Clerk

Signature of the Purchaser

SIGNED, SEALED AND DELIVERED

by the Confirming Parties / Tenants
at Kolkata in the presence of :-

1. *CONFIRMED*

2. *Deban's Day*
Law Clerk

L.T. 1. of Alina Rani Das
by the pen of Deban's Day

L.T. 1. of Pulmale Das
by the pen of Deban's Day

FWNSNPGCHSL

WB-11131

WB-11131
Subhash Das
Subrata Das

WB-11131

Signature of the Confirming
Parties / Tenants

RECEIPT NO. 1

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs. 4,00,000/- (Rupees Four Lac)** only as full and final consideration money under these presents as per Memo given hereunder :-

MEMO OF CONSIDERATION

By Cash on today

Rs. 4,00,000/-**(Rupees Four Lac only)**WITNESSES :1. *Pratima Saha*2. *Deban's Das*
Law Clerk

Pankaj Saha Chowdhury
Pan - AKZPS 9729R
Malay Kr. Saha Chowdhury
Manjira Saha Chowdhury
Mala Saha Chowdhury
Geeta Kumari Saha Chowdhury
Sumanta Saha Chowdhury
Pan - AXVPC 4620R
Sujata Banerjee
Pan - ANFPB 8103R

Signature of the Vendors

RECEIPT NO. 2

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs. 23,00,000/- (Rupees Twenty Three Lac)** only as full and final consideration money under these presents as per Memo given hereunder :-

MEMO OF CONSIDERATION

- | | | |
|----|--|----------------|
| 1. | By Cheque No. 393194 dated 20.06.2012 drawn on Axis Bank Ltd. in favour of - Smt. Bina Rani Das | Rs. 9,00,000/- |
| 2. | By Cheque No. 393195 dated 20.06.2012 drawn on Axis Bank Ltd. in favour of - Smt. Fulmala Das | Rs. 8,00,000/- |
| 3. | By Cash on 14.06.2012 in favour of - Smt. Sikha Maity (Das) | Rs. 1,00,000/- |
| 4. | By Cheque No. 000375 dated 30.07.2012 drawn on Bank of Baroda in favour of - Smt. Archana Das | Rs. 2,00,000/- |
| 5. | By Cash on 30.07.2012 in favour of - Sri Samir Das | Rs. 34,000/- |
| 6. | By Cash on 30.07.2012 in favour of - Sri Subhash Das | Rs. 33,000/- |
| 7. | By Cash on 30.07.2012 in favour of - Sri Subrata Das | Rs. 33,000/- |
| 8. | By Cheque No. 000374 dated 27.07.2012 drawn on Bank of Baroda in favour of - Smt. Madhabi Dey | Rs. 1,20,000/- |
| 9. | By Cash on 27.07.2012 in favour of - Smt. Madhabi Dey | Rs. 80,000/- |

TOTAL Rs. 23,00,000/-

(Rupees Twenty Three Lac only)

WITNESSES :

1. *গণিত গুপ্ত*

2. *Deban's Day*
Law Clerk

Drafted by :-

Kalipada Charan

(Kalipada Charan)
Advocate.

Bar Association,
Sealdah Court Complex,
Second Floor, Room No. 201,
Kolkata - 700 014.

L.T. 1. of Bina Rani Das
by the pen of Deban's Day

L.T. 1. of Fulmala Das
by the pen of Deban's Day

স্বাক্ষরিত (L.T. 1)

গণিত গুপ্ত

সমীপ দাস

Subhash Das

Subrata Das

মাধবী দে

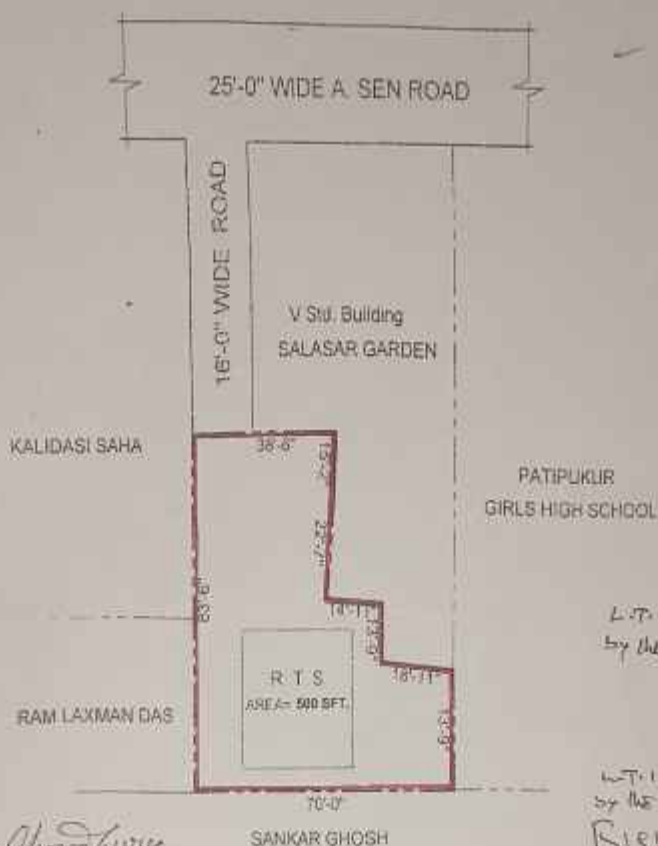
Signature of the Confirming
Parties / Tenants

SITE PLAN OF THE LAND LYING SITUATE AT MUNICIPAL HOLDING NO. 29, AMALANGSU SEN ROAD ALSO KNOWN AS PREMISES NO. 34, AMALANGSU SEN ROAD, KOLKATA - 700 048 AT MOUZA - DAKSHINDARI, J.L. NO. 25 COMPRISED OF R.S. DAG NO. 769 (PART) APPERTAINING TO R.S. KHATIAN NO. 794 UNDER THE POLICE STATION OF LAKE TOWN WITHIN THE LIMITS OF SOUTH DUM DUM MUNICIPALITY IN WARD NO. 31 IN THE DISTRICT OF NORTH 24 PARGANAS.

TOTAL LAND AREA : 6 K. - 0 CH. - 0 SFT. (M/L)

BOUNDARY AREA SHOWN THE RED BORDER

AREA OF R.T.S : 500 SFT.



Bhagy' Saha Chowdhury
Malay Kr. Saha Chowdhury
Manjira Sree Saha Chowdhury
Mala Saha Chowdhury
Sumanta Saha Chowdhury
Sujata Banerjee

L.T. 1. of A. Sen Road Dag
by the pen of Debashis Das

L.T. 1. of A. Sen Road Dag
by the pen of Debashis Das

SALEEN SENGUPTA (4951)

SAIB-H-11731

SAIB-H-11731

Subhash Das

Subrata Das

SAIB-H-11731

For L.N. MULTIPLEX PRIVATE LIMITED

Subrata Das

Director

SIGNATURE OF THE VENDORS

SIGNATURE OF THE PURCHASER

SIGNATURE OF THE
CONFIRMING PARTIES

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

L.T.I. of Bina Rani Das
by the pen of Debasis Das

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

L.T.I. of Purnima Das
by the pen of Debasis Das

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

ଦେବୀ ଦାସ

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

ଦେବୀ ଦାସ

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Thumb 1st finger middle finger ring finger small finger



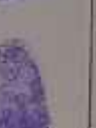
left hand					
right hand					

Thumb 1st finger middle finger ring finger small finger

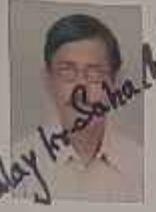
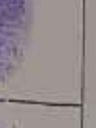


left hand					
right hand					

Pankaj Saha Chowdhury

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

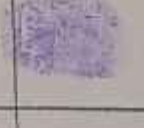
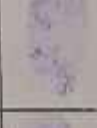
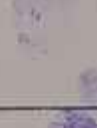
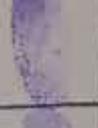
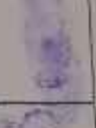
Malay Krishna Saha

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

Manjushree Saha Chowdhury

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

Malay Krishna Saha

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

Samir Kumar Saha Chatterjee

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

Samanta Saha Chatterjee

Same

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

Sujata Banerjee

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

~~Samir Kumar Saha Chatterjee~~

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

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

Office of the A.D.S.R. BIDHAN NAGAR, District- North 24-Parganas

Signature / LTI Sheet of Serial No. 03934 / 2013, Deed No. (Book - I , 03719/2013)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sanjit Naha Roy 85, Amalgangshu Sen Rd. Natalpally, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048	 19/12/2013	 LTI 19/12/2013	<i>Sanjit Naha Roy</i> 19/12/13

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Pankaj Saha Chowdhury Address -2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005	Self	 19/12/2013	 LTI 19/12/2013	<i>Pankaj Saha Chowdhury</i>
2	Malay Kr. Saha Chowdhury Address -2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005	Self	 19/12/2013	 LTI 19/12/2013	<i>Malay Kr. Saha Chowdhury</i>
3	Manjushree Saha Chowdhury Address -2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005	Self	 19/12/2013	 LTI 19/12/2013	<i>Manjushree Saha Chowdhury</i>
4	Mala Saha Chowdhury Address -2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005	Self	 19/12/2013	 LTI 19/12/2013	<i>Mala Saha Chowdhury</i>



19 DEC 2013

✓
Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)
(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BIDHAN NAGAR, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 03934 / 2013, Deed No. (Book - I , 03719/2013)

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

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Sunil Kr. Saha Chowdhury Address -2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005	Self		 LTI	<i>Sunil Kr. Saha Chowdhury</i>
			19/12/2013	19/12/2013	
6	Sumanta Saha Chowdhury Address -2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005	Self		 LTI	<i>Sumanta Saha Chowdhury</i>
			19/12/2013	19/12/2013	
7	Sujata Banerjee Address -30/3, Attapara Lane, Kolkata, Thana:-Baranagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700050	Self		 LTI	<i>Sujata Banerjee</i>
			19/12/2013	19/12/2013	
8	Bina Rani Das Address -34, Amalangshu Sen Rd, Patipukur, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048	Confirming Party		 LTI	<i>L.T.I. of Bina Rani Das by the pen of Debanis Das</i>
			19/12/2013	19/12/2013	
9	Fulmala Das Address -34, Amalangshu Sen Rd, Patipukur, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048	Confirming Party		 LTI	<i>L.T.I. of Fulmala Das by the pen of Debanis Das</i>
			19/12/2013	19/12/2013	
10	Sikha Maity (Das) Address -34, Amalangshu Sen Rd, Patipukur, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048	Confirming Party		 LTI	<i>Sikha Maity (Das)</i>
			19/12/2013	19/12/2013	



19 DEC 2013

[Signature]
Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)
(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BIDHAN NAGAR, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 03934 / 2013, Deed No. (Book - I , 03719/2013)

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

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
11	Archana Das Address -34, Amalangshu Sen Rd, Patipukur, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048	Confirming Party		 LTI	<i>Archana Das</i>
12	Samir Das Address -34, Amalangshu Sen Rd, Patipukur, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048	Confirming Party		 LTI	<i>Samir Das</i>
13	Subhash Das Address -34, Amalangshu Sen Rd, Patipukur, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048	Confirming Party		 LTI	<i>Subhash Das</i>
14	Subrata Das Address -34, Amalangshu Sen Rd, Patipukur, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048	Confirming Party		 LTI	<i>Subrata Das</i>
15	Madhabi Dey Address -34 A Sen Rd, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048	Confirming Party		 LTI	<i>Madhabi Dey</i>
16	Sanjit Naha Roy Address -85, Amalangshu Sen Rd, Natunpally, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048	Self		 LTI	<i>Sanjit Naha Roy</i>



19 DEC 2013

Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)
(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BIDHAN NAGAR, District- North 24-Parganas
signature / LTI Sheet of Serial No. 03934 / 2013, Deed No. (Book - I , 03719/2013)

signature of the person(s) admitting the Execution at Office.

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
Name of Identifier of above Person(s)					
Debasis Das Sealdah Court, District:-Kolkata, WEST BENGAL, India, Pin :-700014				Signature of Identifier with Date Debasis Das Law Clerk 19/12/13	



✓
Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)
(Goutam Sinha Roy)

19 DEC 2013

ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 03719 of 2013
(Serial No. 03934 of 2013 and Query No. 1504L000007695 of 2013)

On 19/12/2013

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, 4, 53 of Indian Stamp Act 1899: also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount by Draft

Rs. 82382/- is paid , by the draft number 049279, Draft Date 15/12/2013, Bank Name State Bank of India, NORTHERN AVENUE, received on 19/12/2013

(Under Article : A(1) = 57079/- B = 25289/- ,E = 14/- on 19/12/2013)

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.-51,90,000/-

Certified that the required stamp duty of this document is Rs.- 363321 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 363230/- is paid , by the draft number 049280, Draft Date 15/12/2013, Bank : State Bank of India, NORTHERN AVENUE, received on 19/12/2013

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

Presented for registration at 12.55 hrs on : 19/12/2013, at the Office of the A.D.S.R. BIDHAN NAGAR by Sanjit Naha Roy , Claimant

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

Execution is admitted on 19/12/2013 by

1. Pankaj Saha Chowdhury, son of Lt. Promotho Nath Saha Chowdhury , 2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005, By Caste Hindu, By Profession : Business
2. Malay Kr. Saha Chowdhury, son of Lt. Mohir Nph Saha Chowdhury , 2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005, By Caste Hindu, By Profession : Business
3. Manjushree Saha Chowdhury, wife of Lt. Manoj Kr. Saha Chowdhury , 2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005, By Caste Hindu, By Profession : House wife

Adl. District Sub-Registrar
Bidhanagar, (Salt Lake City)
(Goutam Sinha Roy)

ADDITIONAL DISTRICT SUB-REGISTRAR
 Endorsement Page 1 of 3
 ... Page 3 of 3

19 DEC 2013



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 03719 of 2013
(Serial No. 03934 of 2013 and Query No. 1504L000007695 of 2013)

4. Mala Saha Chowdhury, daughter of Lt. Manoj Kr. Saha Chowdhury, 2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005, By Caste Hindu, By Profession : Business
5. Sunil Kr. Saha Chowdhury, son of Lt. Surath Nath Saha Chowdhury, 2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005, By Caste Hindu, By Profession : Business
6. Sumanta Saha Chowdhury, son of Lt. Sunith Nath Saha Chowdhury, 2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005, By Caste Hindu, By Profession : Service
7. Sujata Banerjee, wife of Debasish Banerjee, 30/3, Attapara Lane, Kolkata, Thana:-Baranagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700050, By Caste Hindu, By Profession : House wife
8. Bina Rani Das, wife of Lt. Kartick Ch. Das, 34, Amalangshu Sen Rd, Patipukur, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048, By Caste Hindu, By Profession : House wife
9. Fulmala Das, wife of Lt. Dulal Ch. Das, 34, Amalangshu Sen Rd, Patipukur, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048, By Caste Hindu, By Profession : House wife
10. Sikha Maity (Das), daughter of Lt. Dulal Ch. Das, 34, Amalangshu Sen Rd, Patipukur, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048, By Caste Hindu, By Profession : House wife
11. Archana Das, wife of Lt. Monoranjan Das, 34, Amalangshu Sen Rd, Patipukur, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048, By Caste Hindu, By Profession : House wife
12. Samir Das, son of Lt. Monoranjan Das, 34, Amalangshu Sen Rd, Patipukur, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048, By Caste Hindu, By Profession : Business
13. Subhash Das, son of Lt. Monoranjan Das, 34, Amalangshu Sen Rd, Patipukur, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048, By Caste Hindu, By Profession : Business
14. Subrata Das, son of Lt. Monoranjan Das, 34, Amalangshu Sen Rd, Patipukur, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048, By Caste Hindu, By Profession : Business
15. Madhabi Dey, wife of Atul Ch Dey, 34 A Sen Rd, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048, By Caste Hindu, By Profession : House wife
16. Sanjit Naha Roy
 Director, M/s. L. N. Multiplex Pvt. Ltd., 1, Amalangshu Sen Rd, Natun Pally, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048,
 By Profession : Business

Addl. District Sub-Registrar
 Bidhanagar (Sanjit Naha Roy)

19 DEC 2013

ADDITIONAL DISTRICT SUB-REGISTRAR
 Endorsement Page 2 of 3
 Page 3 of 3



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 03719 of 2013
(Serial No. 03934 of 2013 and Query No. 1504L000007695 of 2013)

Identified By Debasis Das, son of . . . Sealdah Court, District:-Kolkata, WEST BENGAL, India, Pin :-700014, By Caste: Hindu, By Profession: Law Clerk.

(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR



9 DEC 2013

Add. District Sub-Registrar
Bidhan Nagar (Salt Lake City)
(Goutam Sinha Roy)

ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 3 of 3

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 3661 to 3689
being No 03719 for the year 2013.



(Goutam Sinha Roy) 19-December-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal

DATED THE 19th DAY OF December, 2013.

DEED OF CONVEYANCE

BETWEEN

VENDORS : SRI PANKAJ SAHA CHOWDHURY & 6 OTHERS

A N D

PURCHASER : M/S. L. N. MULTIPLEX PVT. LTD.

A N D

CONFIRMING PARTIES / TENANTS : SMT. BINA RANI DAS & 7 OTHERS

Drafted by -

Mr. Kalipada Charan
Advocate

Bar Association, Sealdah Court Complex,
2nd Floor, Room No. 201, Kolkata - 700 014