

DEED OF CONVEYANCE

VENDORS : SRI PANKAJ SAHA CHOWDHURY & 7 OTHERS
PURCHASER : M/S. L. N. MULTIPLEX PVT. LTD.
CONFIRMING PARTY : SMT. ARCHANA DAS & 4 OTHERS

Drafted by :-

Mr. Kalipada Charan
Advocate

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

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पश्चिम बंगाल WEST BENGAL

S 718942

M. V. 75,00,000/-

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

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

30 MAR 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 30th day of March,
Two Thousand and Fifteen (2015)

BETWEEN

স্মারক নং 3937 তারিখ 19-3-2015

কালী: 157

ক্রমিক:

বিবরণ:

ভুক্তক:

তারিখ:

কালিকু:

এস. আর. অফিস

ভুক্তক: 1-রঞ্জিতা পাল

প্রজ্ঞাপন নং: 16 MAR 2015

টিভি নং:

কোম্পানির নাম:

প্রতিষ্ঠান:

কোম্পানির নাম:

260000

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



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

30 MAR 2015

Identified by:
Debanis Das -
Law Clerk
Sealdah Court
Kolkata - 700 014

(1) **SRI PANKAJ SAHA CHOWDHURY** (having Pan AKZPS9723R), 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** (having Pan BAOPC7792N), 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** (having Pan BANPC2739J), 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** (having Pan BANPC2740R), daughter 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, (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) **SMT. SHYAMALI CHOWDHURY** (having Pan AJVPC6303L), wife of Late Sumanta Chowdhury, by faith - Hindu, by nationality - Indian, by occupation - Housewife, (7) **SMT. SUCHETA CHOWDHURY** (having Pan ATCPC6694F), daughter of Late Sumanta Chowdhury, by faith - Hindu, by nationality - Indian, by occupation - Student, both residing at Premises No. 2, Nayan Sur Lane, Police Station - Shyampukur, Kolkata - 700 005 and (8) **SMT. SUJATA BANERJEE** (having Pan ANFPB8103R), wife of Sri Debasish Banerjee and 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. ARCHANA DAS** (having Pan BKKPD4018A), wife of Late Monoranjan Das alias Mona Das, by faith - Hindu, by nationality - Indian, by occupation - Housewife, (2) **SRI SAMIR DAS** (having Pan BKKPD4130R), (3) **SRI SUBHASH DAS** (having Pan BKKPD4131Q), (4) **SRI SUBRATA DAS** (having Pan BHPD9672D), 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 (5) **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 **14 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 Nos. 765, 766 & 767 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 **14 Cottahs** be the same a little more or less including all easement rights and appurtenances 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 **14 Cottahs** be the same a little more or less including all easement rights and appurtenances thereto comprised in **R.S. Dag Nos. 765, 766 & 767** 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 Chowdhury and only married daughter Smt. Sujata Banerjee (the **Vendor No. 8** herein) and subsequently the said Sabita Saha Chowdhury died intestate on **01.01.2003** leaving behind her said son Sri Sumanta Chowdhury and her

said daughter Smt. Sujata Banerjee (the **Vendor No. 8** herein) and subsequently the said Sumanta Chowdhury died intestate on **01.01.2015** leaving behind his surviving wife Smt. Shyamali Chowdhury (the **Vendor No. 6** herein) and only daughter namely Smt. Sucheta Chowdhury (the **Vendor No. 7** herein) and accordingly upon the said demise of said Surath Nath Saha Chowdhury, Sunith Nath Saha Chowdhury, Sabita Saha Chowdhury and Sumanta Chowdhury the **Vendor Nos. 6, 7 & 8** namely the said Sri Sunil Kumar Saha Chowdhury, Smt. Shyamali Chowdhury, Smt. Sucheta 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 **14 (fourteen) Cottahs** be the same a little more or less including all easement rights and appurtenances thereto comprised in **R.S. Dag Nos. 765, 766 & 767** 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 said 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, Smt. Shyamali Chowdhury, Smt. Sucheta 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 **14 (fourteen) Cottahs** be the same a little more or less together with R.T. 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 Nos. 765, 766 & 767** 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 **First Schedule** hereunder written and hereinafter referred to as the **"ENTIRE PROPERTY"** free from all encumbrances whatsoever but subject to some Tenants / Occupiers therein alongwith other landed properties at the said Mouza.

AND WHEREAS while remained in absolute possession and enjoyment of the said land hereditaments and premises the Vendors herein jointly have agreed to sell and the Purchaser herein has agreed to purchase ALL THAT piece or parcel of land hereditaments and premises containing by estimation an area of **7 (Seven) Cottahs** be the same a little more or less together with R.T. structures thereon out of the said entire Property measuring **14 (fourteen) Cottahs** 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 Nos. 765, 766 & 767** 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 **Second Schedule** hereunder written and hereinafter referred to as the "**SAID PROPERTY**" free from all encumbrances whatsoever but subject to the Confirming Party / Tenants therein.

AND WHEREAS the Confirming Parties / Tenants herein are enjoying the said land containing by estimation an area of **7 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 **7 (Seven) Cottahs** be the same a little more or less together with R.T. 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 Nos. 765, 766 & 767** 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 **Second Schedule** hereunder written as is where is basis at or for the total consideration of **Rs. 6,50,000/- (Rupees Six Lac Fifty Thousand)** 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. 41,00,000/- (Rupees Forty One 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. 41,00,000/- (Rupees Forty One Lac)** only from the Purchaser with the consent of the Vendors herein at or 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 **Second 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.
- h) **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, lispensens, 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. 6,50,000/- (Rupees Six Lac Fifty Thousand)** 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. 41,00,000/- (Rupees Forty One Lac)** only paid by the Purchaser to the Confirming Parties / Tenants herein at or 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 **7 Cottahs** be the same a little more or less comprised of the said Property particularly mentioned and described in the **Second 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 FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of a plot of bastu land hereditaments and premises containing by estimation an area of **14 (fourteen) Cottahs** be the same a little more or less together with R.T. structures thereon including all easements rights and appurtenances thereto lying situate at Municipal

Holding No. 29, 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 Nos. 765, 766 & 767** 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 land of Bablu Chakraborty
ON THE SOUTH : By land of Sanjib Naha
ON THE EAST : By land of Kalidasi Saha and 16' ft. wide Road
ON THE WEST : By Ekata Club & Ram Laxman Das

THE SECOND SCHEDULE ABOVE REFERRED TO

(SAID PROPERTY)

ALL THAT piece or parcel of a plot of bastu land hereditaments and premises containing by estimation an area of **7 (Seven)** Cottahs^{out of 14 Cottahs} be the same a little more or less together with 500 Sq.ft. R.T. structures thereon being **North and Eastern portion** of the said entire Property particularly mentioned and described in the First Schedule hereinabove written including all easements rights and appurtenances thereto lying situate at Municipal Holding No. 29, 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 Nos. 765, 766 & 767** 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 and the said land is more clearly delineated with **RED** border line in the sketch Map or Plan annexed hereto and butted and bounded as follows :

- ON THE NORTH** : By land of Bablu Chakraborty
ON THE SOUTH : By Southern part of the said entire Property
ON THE EAST : By land of Kalidasi Saha and 16' ft. wide Road
ON THE WEST : By Ekata Club & Ram Laxman 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. Kalipada Choudhury
Advocate

2. G. M. U. H. 2 G. 4
(Phillip Kumar Jaiswal)
6, S. M. Road,
KOL - 48
P. S. - Lake Town

(Paritajit Saha Chowdhury)
Paritajit Saha Chowdhury
Malay Saha Chowdhury
(Manjushree Chowdhury)
Manjushree Chowdhury

Savitri Saha Chowdhury
Shyamali Bhattacharya
Mala Saha Chowdhury

Sucheta Chowdhury
Sujata Banerjee

Signature of the Vendors

SIGNED, SEALED AND DELIVERED

by the Purchaser at Kolkata
in the presence of :-

1. Kalipada Choudhury
Advocate

2. G. M. U. H. 2 G. 4

For L.N. MULTIPLEX PRIVATE LIMITED

Savitri Saha Chowdhury

Director

Signature of the Purchaser

SIGNED, SEALED AND DELIVERED

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

1. Kalipada Choudhury
Advocate

2. G. M. U. H. 2 G. 4

U. B. M. H. 2
S. B. H. 2
Subhash Das
Subhash Das

S. B. H. 2

Signature of the Confirming
Parties / Tenants

RECEIPT NO. 2

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs. 41,00,000/- (Rupees Forty One Lac)** only as full and final consideration money under these presents as per Memo given hereunder :-

MEMO OF CONSIDERATION

By Cash and / or Cheques on different dates ----- Rs. 41,00,000/-

(Rupees Forty One Lac only)

WITNESSES :

1. *Kalipada Charan*
Advocate

2. *Subhash Day*
Subrata Das

Subhash Day
Subrata Das

Drafted by :-

Kalipada Charan

(Kalipada Charan)
Advocate.

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

Signature of the Confirming
Parties / Tenants



Pankey Saha Chowdhury

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



Malay Saha Chowdhury

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



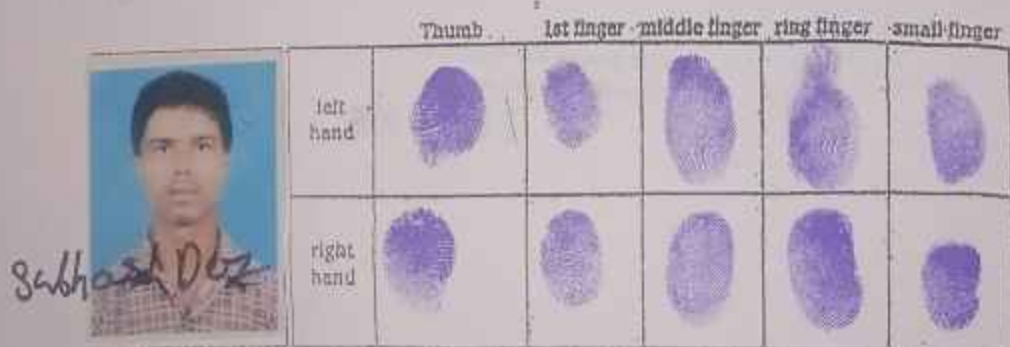
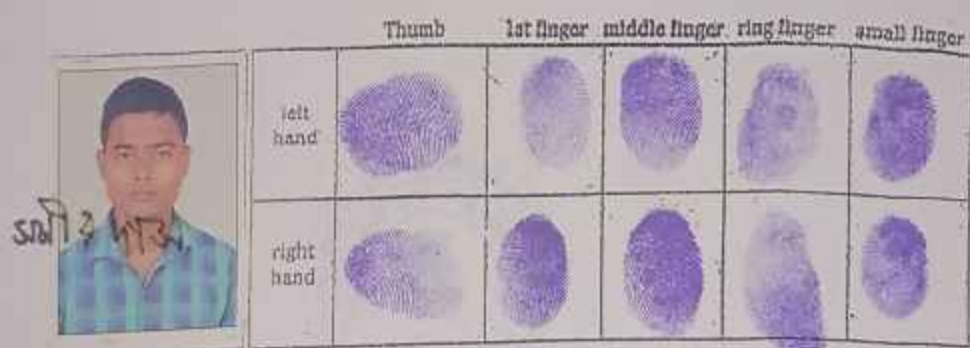
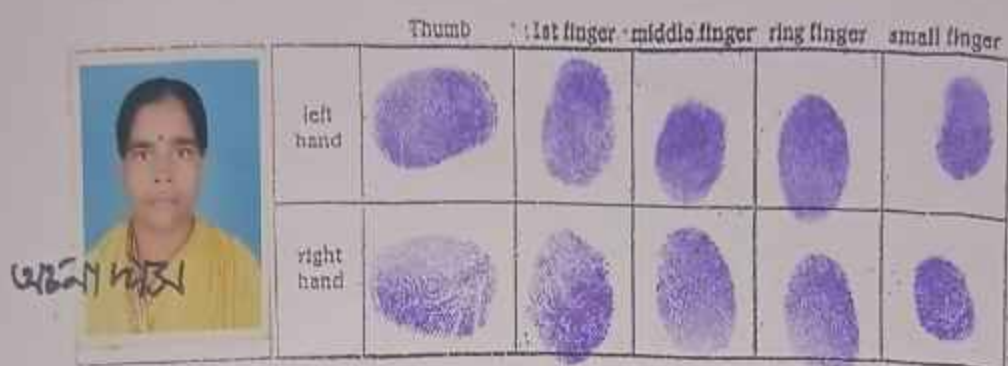
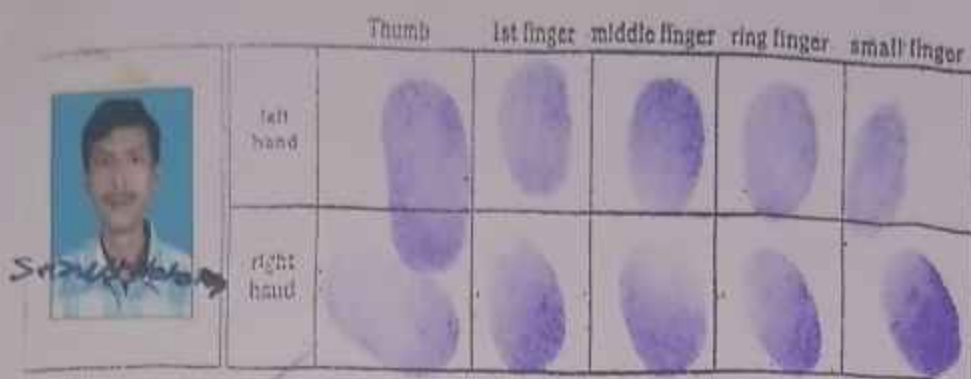
Mala Saha Chowdhury

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



Mala Saha Chowdhury

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



		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Suresh Kumar Suresh</i>	left hand					
	right hand					

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Shyama Devi</i>	left hand					
	right hand					

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Sucheta Chaudhary</i>	left hand					
	right hand					

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Sujata Bhatnagar</i>	left hand					
	right hand					



Sabrina

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



Sandra

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

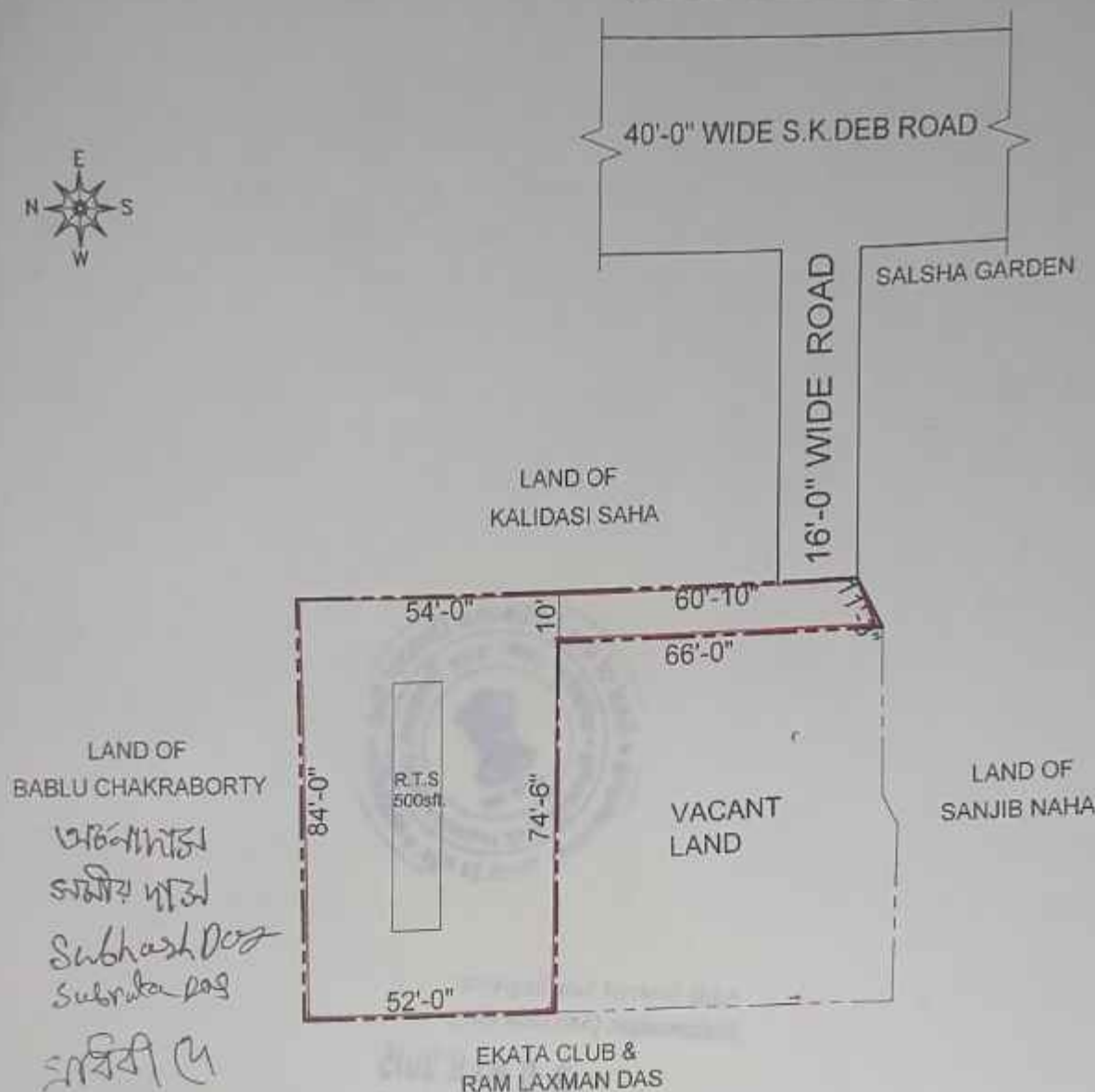
		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

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

Plan of the Land lying situate at Municipality Holding no. 29, Amalangsua Sen-
 Road, Kolkata-700048, of Mouza- Dakshindari, J.L.-25, R.S. Dag no.- 765,766,767,
 S. Khatian no.-794, P. S.- Lake Town, Dist.- North 24, Parganas, under South Dum-
 Dum Municipality, Ward no.-31.

Scale :- 32'-0"=1"

TOTAL AREA OF LAND :- 7K. - 0CH. - 0SFT (M/L).
 (Boundary Area Shown Thus RED Border)
 AREA OF R. T. S. = 500SFT.



Signature Confirming Parties
 For L.N. MULTIPLEX PRIVATE LIMITED

Sanmit Moha Roy

Director

Signature Purchasers

Pankaj Saha Chowdhury, Malay Saha Chowdhury, Manjiv Saha Chowdhury, Sanmit Kumar Saha Chowdhury, Sujata Banerjee, Shyamali Choudhury, Sucheta Chowdhury, Mala Saha Chowdhury.

Signature Vendors

Copy by :-

Dipa Das,
 (Dipa Das)

Licentiate Building Surveyor & Estimator
 Licence No. S.O.D.M.- 2/201-4-201-5
 83/1, S.K. Deb Road, Kolkata-700048

Note:- All Dimension are taken from Party's Copy.
 Errors and Omission Excepted (E & OE)

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. 00776 / 2015, Deed No. (Book - I , 00758/2015)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sanjit Naha Roy P-85, Amalangshu Sen Road, Natunpally, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048	 30/03/2015	 LTI 30/03/2015	<i>Sanjit Naha Roy</i> 30/03/15

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 -P-2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005	Self	 30/03/2015	 LTI 30/03/2015	<i>Pankaj Saha Chowdhury</i>
2	Malay Kr. Saha Chowdhury Address -P-2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005	Self	 30/03/2015	 LTI 30/03/2015	<i>Malay Saha Chowdhury</i>
3	Manjushree Saha Chowdhury Address -P-2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005	Self	 30/03/2015	 LTI 30/03/2015	<i>Manjushree Saha Chowdhury</i>
4	Mala Saha Chowdhury Address -P-2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005	Self	 30/03/2015	 LTI 30/03/2015	<i>Mala Saha Chowdhury</i>



30 MAR 2015

Addl. District Sub-Registrar
 Bidhan Nagar (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. 00776 / 2015, Deed No. (Book - I , 00758/2015)

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 -P-2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005	Self		 LTI	<i>Sunil Kr. Saha Chowdhury</i>
			30/03/2015	30/03/2015	
6	Shyamali Chowdhury Address -P-2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005	Self		 LTI	<i>Shyamali Chowdhury</i>
			30/03/2015	30/03/2015	
7	Sucheta Chowdhury Address -P-2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005	Self		 LTI	<i>Sucheta Chowdhury</i>
			30/03/2015	30/03/2015	
8	Sujata Banerjee Address -P-30/3, Attapara Lane, Thana:-Baranagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700050	Self		 LTI	<i>Sujata Banerjee</i>
			30/03/2015	30/03/2015	
9	Archana Das Address -P-34, Amalangshu Sen Road, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048	Confirming Party		 LTI	<i>অর্চনা দাস</i>
			30/03/2015	30/03/2015	
10	Samir Das Address -P-34, Amalangshu Sen Road, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048	Confirming Party		 LTI	<i>সমির দাস</i>
			30/03/2015	30/03/2015	



30 MAR 2015

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. 00776 / 2015, Deed No. (Book - I , 00758/2015)

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
11	Subhash Das Address -P-34, Amalangshu Sen Road, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048	Confirming Party		 LTI	<i>Subhash Das</i>
			30/03/2015	30/03/2015	
12	Subrata Das Address -P-34, Amalangshu Sen Road, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048	Self		 LTI	<i>Subrata Das</i>
			30/03/2015	30/03/2015	
13	Madhabi Dey Address -P-34, Amalangshu Sen Road, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048	Confirming Party		 LTI	<i>মদহা দি</i>
			30/03/2015	30/03/2015	
14	Sanjit Naha Roy Address -P-85, Amalangshu Sen Road, Natunpally, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048	Self		 LTI	<i>Sanjit Naha Roy</i>
			30/03/2015	30/03/2015	

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 30/03/15



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

30 MAR 2015

(Goutam Sinha Roy)
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 - 00758 of 2015
(Serial No. 00776 of 2015 and Query No. 1504L000001467 of 2015)

On 30/03/2015

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.

**Registration Fees paid Online using Government Receipt Portal System (GRIPS),
Finance Department, Govt. of WB**

Registration Fees Rs. 1,27,592/- paid online on 28/03/2015 9:45AM with Govt. Ref. No. 192014150022342481 on 28/03/2015 9:23AM, Bank: State Bank of India, Bank Ref. No. IK74382855 on 28/03/2015 9:45AM, Head of Account: 0030-03-104-001-16, Query No:1504L000001467/2015

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.-75,00,000/-

Certified that the required stamp duty of this document is Rs.- 525021 /- and the Stamp duty paid as:
Impresive Rs:- 100/-

**Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance
Department, Govt. of WB**

Stamp duty Rs. 5,25,021/- paid online on 28/03/2015 9:45AM with Govt. Ref. No. 192014150022342481 on 28/03/2015 9:23AM, Bank: State Bank of India, Bank Ref. No. IK74382855 on 28/03/2015 9:45AM, Head of Account: 0030-02-103-003-02, Query No:1504L000001467/2015

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

Presented for registration at 13.41 hrs on :30/03/2015, 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 30/03/2015 by:

1. Pankaj Saha Chowdhury, son of Lt. Promatho Nath Saha Chowdhury, P-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. Mohit Nath Saha Chowdhury, P-2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005, By Caste Hindu, By Profession : Business
3. Manjushree Saha Chowdhury, son of Lt. Manoj Kr. Saha Chowdhury, P-2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005, By Caste Hindu, By Profession : Business



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

30 MAR 2015
(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 00758 of 2015
(Serial No. 00776 of 2015 and Query No. 1504L000001467 of 2015)

4. Mala Saha Chowdhury, daughter of Lt. Manoj Kr. Saha Chowdhury , P-2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005, By Caste Hindu, By Profession : House wife
5. Sunil Kr. Saha Chowdhury, son of Lt. Surath Nath Saha Chowdhury , P-2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005, By Caste Hindu, By Profession : Business
6. Shyamali Chowdhury, wife of Lt. Sumanta Chowdhury , P-2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005, By Caste Hindu, By Profession : House wife
7. Sucheta Chowdhury, daughter of Lt. Sumanta Chowdhury , P-2, Nayan Sur Lane, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700005, By Caste Hindu, By Profession : Student
8. Sujata Banerjee, daughter of Lt. Sunith Nath Saha Chowdhury , P-30/3, Attapara Lane, Thana:-Baranagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700050, By Caste Hindu, By Profession : House wife
9. Archana Das, wife of Lt. Monoranjan @ Mona Das , P-34, Amalangshu Sen Road, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048, By Caste Hindu, By Profession : House wife
10. Samir Das, son of Lt. Monoranjan @ Mona Das , P-34, Amalangshu Sen Road, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048, By Caste Hindu, By Profession : Business
11. Subhash Das, son of Lt. Monoranjan @ Mona Das , P-34, Amalangshu Sen Road, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048, By Caste Hindu, By Profession : Business
12. Subrata Das, son of Lt. Monoranjan @ Mona Das , P-34, Amalangshu Sen Road, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048, By Caste Hindu, By Profession : Business
13. Madhabi Dey, wife of Atul Ch. Dey , P-34, Amalangshu Sen Road, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048, By Caste Hindu, By Profession : House wife
14. Sanjit Naha Roy
 Director, M/s. L. N. Multiplex Pvt. Ltd., P-1, Amalangshu Sen Road, Natun Pally, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048.
 By Profession : Business

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



30 MAR 2015

(Goutam Sinha Roy)
 ADDITIONAL DISTRICT SUB-REGISTRAR

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

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

-00758/15

GRN:

19-201415-002234248-1

Payment Mode

Online Payment

GRN Date:

28/03/2015 09:23:31

Bank:

State Bank of India

BRN:

IK74382855

BRN Date:

28/03/2015 09:45:23

DEPOSITOR'S DETAILS

Id No. : 1504L000001467/1/2015
(Query No./Query Year)

Name :

KALIPADA CHARAN

Contact No. :

9831263617

Mobile No. : +91 9831263617

E-mail :

kpcharanadv@gmail.com

Address :

1171, PURBA SINTHI ROAD, KOLKATA-700030

Applicant Name :

Debasis Das

Office Name :

A.D.S.R. BIDHAN NAGAR, North 24 Parganas

Office Address :

Status of Depositor :

Advocate

Purpose of payment / Remarks

Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	1504L000001467/1/2015	Property Registration- Stamp duty	0030-02-103-003-02	525021
2	1504L000001467/1/2015	Property Registration- Registration Fees	0030-03-104-001-16	127592
Total				652613

In Words :

Rupees Six Lakh Fifty Two Thousand Six Hundred Thirteen only



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

CD Volume number 2

Page from 761 to 789

being No 00758 for the year 2015.



(Goutam Sinha Roy) 30-March-2015
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal

DATED THE 30th DAY OF *March* 2015

DEED OF CONVEYANCE

BETWEEN

VENDORS : SRI PANKAJ SAHA CHOWDHURY & 7 OTHERS

A N D

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

A N D

CONFIRMING PARTY : SMT. ARCHANA DAS & 4 OTHERS

Drafted by -

Mr. Kalipada Charan
Advocate

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