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DEED OF PARTITION

THIS DEED OF PARTITION made this 12th Day of February,

Two Thousand and Eight (2008) Anno Domini, *Volume 1, Issue 1* | 650

BETWEEN

M/S. NIRMAL COMPLEX (P) LIMITED, a private limited company incorporated within the meaning of Companies Act, 1956, having its registered office at "Oriental House", 4th floor, 6C, Elgin Road, Kolkata - 700020, hereinafter called and referred to as the **NIRMAL** (which expression shall unless excluded by or repugnant to the subject or context be deemed

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Date 04/2/08
Sold to Sengay M. Jain Adv
6C Alpin Rd W 20

Des
Samru Das
Station Vendor
Alipore Police Court
Booth 24 Pbz, Kolkata

KM Authorised
(KRISHNA MODI)



SITURAJ COMPLEX PVT. LTD.

KM Authorised
AUTHORISED SIGNATORY



Nirmal Complex Pvt. Ltd

KM Harkshvardhan Modi
(HARSHVARDHAN
MODI)
AUTHORISED SIGNATORY

IDENTIFIED BY ME:-

Signature

MD MAHFUZ TAKRIM

B. Sc. O.P.L. B.A. (Double) M.A. LL. B. C. V. R.
Advocate, Surveyor Real Estate Manager
S. Law Officer
EDEN GROUP
6C, Elgin Road, Kolkata-20

Presented for Registration
at Kolkata Registration Office
to Krishna Modi
6C Alpin Rd W 20
ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

12/2/08 / 13/2/08

1) Krishna Modi Geeta Pr
Sister Ribina
2) Harvardhun Geeta and
Sister Narmi Complex P.L.T.

P. C.

P. C.
P. C., Sector 10
S. L. Office
Eden Group
6C Elgin Rd W 20

ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

to mean and include its successors-in-interest, successors-in-office, legal representatives, agents, assigns and etc) of the **FIRST PART.**

AND

M/S. DYNASTY VANIJYA (P) LIMITED, a private limited company incorporated within the meaning of Companies Act, 1956, having its registered office at "Oriental House", 4th floor, 6C, Elgin Road, Kolkata - 700020, hereinafter called and referred to as the **DYNASTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest, successors-in-office, legal representatives, agents, assigns and etc.) of the **SECOND PART.**

AND

M/S. OLIVER ENCLAVE (P) LIMITED, a private limited company incorporated within the meaning of Companies Act, 1956, having its registered office at "Oriental House", 4th floor, 6C, Elgin Road, Kolkata - 700020, hereinafter called and referred to as the **OLIVER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest, successors-in-office, legal representatives, agents, assigns and etc.) of the **THIRD PART.**

AND

M/S. RITURAJ COMPLEX (P) LIMITED, a private limited company incorporated within the meaning of Companies Act, 1956, having its registered office at "Oriental House", 4th floor,



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For DYNASTY VANIJYA PVT. LTD

Anup Gupta

AUTORISED SIGNATORY



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OLIVER ENCLAVE PVT. LTD.

(ANIRUDH MODI)

AUTORISED SIGNATORY

IDENTIFIED BY ME:-

MD MAHFUZ TAKRIM

B. Sc. SPL, B.A. (Double) M.A. LL.B. C.V.R.

Advocate, Surveyor Valuer Real Estate Manager

St. Law Officer

EDEN GROUP

6C, Elgin Road, Kolkata-20

3) Anup Gupta -
Authorised Signatory
Dynasty Vanijya PVT
LTD

✓ Anup Gupta -
Authorised Signatory
Oliver Enclave PVT LTD,
Sector 6, G. Elgin
Road, Calcutta.

Mr. Md Mahfuz Takrim
St. Law Officer
Eden Group
6C, Elgin Road, Calcutta



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6C, Elgin Road, Kolkata - 700020, hereinafter called and referred to as the **RITURAJ** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest, successors-in-office, legal representatives, agents, assigns and etc.) of the **FOURTH PART.**

WHEREAS by a conveyance dated 21st February, 2007 made between Smt. Swati Chowdhury, Sri Ahindra Chowdhury and Sri Arnab Chowdhury all therein referred to as the "Vendors" of the First Part and the said Nirmal, Dynasty, Oliver and Rituraj therein jointly called and referred to as the "Purchasers" of the Second Part and registered with Additional Registrar of Assurances, Kolkata in Book No- I, Volume No-1, Pages in written 1 to 14, Deed No- 4615 and for the year 2007, the said Nirmal, Dynasty, Oliver and Rituraj for the consideration mentioned therein jointly purchased and acquired All that piece or parcel of land containing an area more or less **2Kattah 8Chittaks** situated within Mouza - Nayabad, appertaining to R.S. Dag no - 90 under R.S Khatian no - 103 (presently under Khanda Khatian No-147/1) & 104, Touzi no- 56, J.L. No. 25, R.S. No- 3 under K.M.C. Ward No- 109, Police Station- Purba Jadavpur in District- 24 Pargana (S), together with all rights, title, interest, possession, claim, demand, profits, ingress and egress rights, easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, telephones lines, sewer, drain, surface and/or overhead/beneath of the soil thereto written and hereinafter called the "**FIRST PROPERTY**".

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ASSURANCES, KOLKATA.



AND WHEREAS by another conveyance dated 21st February, 2007 made between Sri Shibaprosad Shee therein referred to as the "Vendor" of the First Part and the said Nirmal, Dynasty, Oliver and Rituraj therein jointly called and referred to as the "Purchasers" of the Second Part and registered with Additional Registrar of Assurances, Kolkata in Book No- I, Volume No-1, Pages in written 1 to 12, Deed No- 4616 and for the year 2007, the said Nirmal, Dynasty, Oliver and Rituraj for the consideration mentioned therein jointly purchased and acquired All that piece or parcel of land containing an area more or less **4Kattah** situated within Mouza - Nayabad, appertaining to R.S. Dag no - 90 under R.S Khatian no - 103 (presently under Khanda Khatian No-147/1) & 104, Touzi no- 56, J.L. No. 25, R.S. No- 3 under K.M.C. Ward No-109, Police Station- Purba Jadavpur in District- 24 Pargana (S), together with all rights, title, interest, possession, claim, demand, profits, ingress and egress rights, easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, telephones lines, sewer, drain, surface and/or overhead/beneath of the soil thereto written and hereinafter called the "**SECOND PROPERTY**".

AND WHEREAS by another conveyance dated 21st February, 2007 made between Smt. Swapna Mondal therein referred to as the "Vendor" of the First Part and the said Nirmal, Dynasty, Oliver and Rituraj therein jointly called and referred to as the "Purchasers" of the Second Part and registered with Additional Registrar of Assurances, Kolkata in Book No- I, Volume No-1, Pages in written 1 to 12, Deed No- 4617 and for the year 2007, the said Nirmal, Dynasty, Oliver and Rituraj for the consideration mentioned therein jointly purchased and

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acquired All that piece or parcel of land containing an area more or less **4Kattah 8Chittaks** situated within Mouza - Nayabad, appertaining to R.S. Dag no - 90 under R.S Khatian no - 103 (presently under Khanda Khatian No-147/1) & 104, Touzi no- 56, J.L. No. 25, R.S. No- 3 under K.M.C. Ward No- 109, Police Station- Purba Jadavpur in District- 24 Pargana (S), together with all rights, title, interest, possession, claim, demand, profits, ingress and egress rights, easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, telephones lines, sewer, drain, surface and/or overhead/beneath of the soil thereto written and hereinafter called the "**THIRD PROPERTY**".

AND WHEREAS by another conveyance dated 19th February, 2007 made between Sri Sandip Sarkar therein referred to as the "Vendor" of the First Part and the said Nirmal, Dynasty, Oliver and Rituraj therein jointly called and referred to as the "Purchasers" of the Second Part and registered with Additional Registrar of Assurances, Kolkata in Book No- I, Volume No-1, Pages in written 1 to 13, Deed No- 4618 and for the year 2007, the said Nirmal, Dynasty, Oliver and Rituraj for the consideration mentioned therein jointly purchased and acquired All that piece or parcel of land containing an area more or less **2Kattah 9Chittaks 5Sqft** situated within Mouza - Nayabad, appertaining to R.S. Dag no - 90 under R.S Khatian no - 103 (presently under Khanda Khatian No-147/1) & 104, Touzi no- 56, J.L. No. 25, R.S. No- 3 under K.M.C. Ward No-109, Police Station- Purba Jadavpur in District- 24 Pargana (S), together with all rights, title, interest, possession, claim, demand, profits, ingress and egress rights, easement rights, quasi-easement, appurtenances, appendages and right ways, *V. Muli* *Arsh* *Opinion* *ABM*



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ways, water connection, telephones lines, sewer, drain, surface and/or overhead/beneath of the soil thereto written and hereinafter called the "**FOURTH PROPERTY**".

AND WHEREAS by a conveyance dated 21st February, 2007 made between Smt. Anita Saha therein referred to as the "Vendor" of the First Part and the said Nirmal, Dynasty, Oliver and Rituraj therein jointly called and referred to as the "Purchasers" of the Second Part and registered with Additional Registrar of Assurances, Kolkata in Book No- I, Volume No-1, Pages in written 1 to 13, Deed No- 4673 and for the year 2007, the said Nirmal, Dynasty, Oliver and Rituraj for the consideration mentioned therein jointly purchased and acquired All that piece or parcel of land containing an area more or less **2Kattah 8Chittaks** situated within Mouza - Nayabad, appertaining to R.S. Dag no - 90 under R.S Khatian no - 103 (presently under Khanda Khatian No-147/1) & 104, Touzi no- 56, J.L. No. 25, R.S. No- 3 under K.M.C. Ward No- 109, Police Station- Purba Jadavpur in District- 24 Pargana (S), together with all rights, title, interest, possession, claim, demand, profits, ingress and egress rights, easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, telephones lines, sewer, drain, surface and/or overhead/beneath of the soil thereto written and hereinafter called the "**FIFTH PROPERTY**".

AND WHEREAS by a conveyance dated 16th April, 2007 made between Smt. Shari Bala Mondal therein referred to as the "Vendor" of the First Part and the said Nirmal, Dynasty, Oliver and Rituraj therein jointly called and referred to as the "Purchasers" of the Second Part and registered with Additional

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Registrar of Assurances, Kolkata in Book No- I, Volume No-1, Pages in written 1 to 11, Deed No- 5680 and for the year 2007, the said Nirmal, Dynasty, Oliver and Rituraj for the consideration mentioned therein jointly purchased and acquired All that piece or parcel of land containing an area more or less **1Kattah** situated within Mouza - Nayabad, appertaining to R.S. Dag no - 90 under R.S Khatian no - 103 (presently under Khanda Khatian No-147/1) & 104, Touzi no- 56, J.L. No. 25, R.S. No- 3 under K.M.C. Ward No-109, Police Station- Purba Jadavpur in District- 24 Pargana (S), together with all rights, title, interest, possession, claim, demand, profits, ingress and egress rights, easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, telephones lines, sewer, drain, surface and/or overhead/beneath of the soil thereto written and hereinafter called the "**SIXTH PROPERTY**".

AND WHEREAS by a conveyance dated 16th April, 2007 made between Smt. Saraswati Mondal therein referred to as the "Vendor" of the First Part and the said Nirmal, Dynasty, Oliver and Rituraj therein jointly called and referred to as the "Purchasers" of the Second Part and registered with Additional Registrar of Assurances, Kolkata in Book No- I, Volume No-1, Pages in written 1 to 11, Deed No- 5681 and for the year 2007, the said Nirmal, Dynasty, Oliver and Rituraj for the consideration mentioned therein jointly purchased and acquired All that piece or parcel of land containing an area more or less **8 Chittaks** situated within Mouza - Nayabad, appertaining to R.S. Dag no - 90 under R.S Khatian no - 103 (presently under Khanda Khatian No-147/1) & 104, Touzi no- 56, J.L. No. 25, R.S. No- 3 under K.M.C. Ward No-109, Police

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Station- Purba Jadavpur in District- 24 Pargana (S), together with all rights, title, interest, possession, claim, demand, profits, ingress and egress rights, easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, telephones lines, sewer, drain, surface and/or overhead/beneath of the soil thereto written and hereinafter called the "**SEVENTH PROPERTY**".

AND WHEREAS the said parties hereto (namely the said Nirmal, Dynasty, Oliver and Rituraj) having acquired and purchased the said **First to Seventh properties** i.e. they became the owner equally of the said total property measuring more or less **17Kattah 09Chittaks 05Sqft.**

AND WHEREAS the said **First to Seventh properties** are situated adjacent, contiguous to each other and **lying in the same Dag under same Khatians.**

AND FURTHER WHEREAS in order to avoid future complications, disputes, unpleasantness and for the sake of better use, occupation and enjoyment of the said property, the parties have decided to separate and make a partition of the said **First to Seventh properties** into three separate plots and to allot **Plot-1 & Plot-2 to the respective parties i.e. Dynasty and Nirmal** for separate enjoyment by each of them and to allot **Plot-3 to the parties i.e. Rituraj and Oliver** for joint enjoyment of the same.

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AND WHEREAS the parties have formed and made three separate lots being Plot:-

- a) **Plot-1** containing **6Kattah 11Chittaks 05Sqft** fully described **in part-I of the Second Schedule** hereunder written and
- b) **Plot-2** containing **5Kattah 14Chittaks** fully described **in part-II of the Second Schedule** hereunder written and
- c) **Plot-3** containing **5Kattah 00Chittaks** fully described **in part-III of the Second Schedule** hereunder written.

AND WHEREAS Plot No-1 has a very good shape and size and situated on the main and front side of the 60ft wide road where front length is more higher than other two plots and Plot No-2 & 3 have not such good shape and size compare to Plot No-1 and have not the same ecological, environmental and marketing advantages as are enjoyed and had by Plot No-1 and therefore value of the plot No-2 & 3 is less than the Plot- 1 AND the parties have agreed that for the purpose of partition, **each of the said Plot i.e. 2 & 3 are valued Rs.10,00,000/- (Rupees Ten Lakhs) only** and **similarly the plot no-1 is valued Rs.20,00,000/- (Rupees Twenty Lakhs) only.**

AND WHEREAS the parties i.e. the "Owners" herein have jointly agreed that -

A) Plot No - I is particularly described in Part- I of the Second Schedule hereunder written be allotted to and received by the said **M/S. DYNASTY VANIJYA PRIVATE LIMITED.**

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B) Plot No - II is particularly described in Part- II of the Second Schedule hereunder written be allotted to and received by the said **M/S. NIRMAL COMPLEX PRIVATE LIMITED.**

C) Plot No - III particularly described in Part- III of the Second Schedule hereunder written be allotted to and received by the said **M/S. RITURAJ COMPLEX PRIVATE LIMITED** and **M/S. OLIVER ENCLAVE PRIVATE LIMITED**

AND WHEREAS the parties i.e. the "Owners" herein have agreed to enter unto this Deed of Partition giving effect to the said allotment and partition of the said plots in favour of the respective parties in the manner hereinafter appearing.

NOW THIS DEED OF PARTITION WITNESSETH that in pursuance of the said mutual agreement and in consideration of the assurances by and covenant on the part of the said "Owners" i.e. the parties herein and the said **M/S. NIRMAL COMPLEX (P) LIMITED, M/S. OLIVER ENCLAVE (P) LIMITED** and **M/S. RITURAJ COMPLEX (P) LIMITED** do hereby grant, convey and transfer unto the said **M/S. DYNASTY VANIJYA (P) LIMITED**, ALL THAT the said separated plot of land being the **Plot No - 1**, containing an area of **6 Kattahs 11 Chittaks 05 Sqft** situated on the North-East side of the said property morefully described in the **Part-I of the Second Schedule** hereunder written TOGETHER with all legal incidents thereof. AND TOGETHER with all right, title, and interest and estate of

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and the following documents will be sent to you by
air-mail or by express post to the following address:

1. A copy of the policy including the sum insured
and the premium to be paid in respect of the
policy. 2. A copy of the policy conditions and
provisions relating to the sum insured and
the premium.

3. A copy of the policy conditions and provisions relating to the sum insured and the premium.

4. A copy of the policy conditions and provisions relating to the sum insured and the premium.

5. ADDITIONAL REGISTRAR OF
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the said M/S. OLIVER ENCLAVE (P) LIMITED, M/S. RITURAJ COMPLEX (P) LIMITED and M/S. NIRMAL COMPLEX (P) LIMITED therein TO HAVE AND HOLD the same and every part thereof unto the said M/S. DYNASTY VANIJYA (P) LIMITED TO THE END AND INTENT that the said **Plot No -1** which is more fully described in Part -I of the Second Schedule hereunder written shall henceforth be enjoyed, possessed, held and owned by the said **M/S. DYNASTY VANIJYA (P) LIMITED** severalty and absolutely and forever and to the exclusion of the said **M/S. OLIVER ENCLAVE (P) LIMITED, M/S. RITURAJ COMPLEX (P) LIMITED** and **M/S. NIRMAL COMPLEX (P) LIMITED** which is free from all encumbrances created or suffered by the said **M/S. OLIVER ENCLAVE (P) LIMITED, M/S. RITURAJ COMPLEX (P) LIMITED** and **M/S. NIRMAL COMPLEX (P) LIMITED** and accordingly to the tenure thereof.

NOW THIS DEED OF PARTITION WITNESSETH that in pursuance of the said mutual agreement and in consideration of the assurances by and covenant on the part of the said "Owners" i.e. the parties herein and the said M/S. OLIVER ENCLAVE (P) LIMITED, M/S. RITURAJ COMPLEX (P) LIMITED and M/S. DYNASTY VANIJYA (P) LIMITED do hereby grant, convey and transfer unto the said M/S. NIRMAL COMPLEX (P) LIMITED ALL THAT the said separated plot of land being the **Plot No - 2**, containing an area of **5Kattahs 14Chittaks** situated on the North-West side of the said property more fully described in the **Part-II of the Second Schedule** hereunder written TOGETHER with all legal incidents thereof. AND TOGETHER with all right, title, and interest and estate of the said M/S. OLIVER

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Dynasty

Architect

Owner

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ASSURANCES, KOLKATA



ENCLAVE (P) LIMITED, M/S. RITURAJ COMPLEX (P) LIMITED and M/S. DYNASTY VANIJYA (P) LIMITED therein TO HAVE AND HOLD the same and every part thereof unto the said M/S. NIRMAL COMPLEX (P) LIMITED TO THE END AND INTENT that the said **Plot No -2** which is more fully described in **Part -II of the Second Schedule** hereunder written shall henceforth be enjoyed, possessed, held and owned by the said M/S. NIRMAL COMPLEX (P) LIMITED severalty and absolutely and forever and to the exclusion of the said M/S. OLIVER ENCLAVE (P) LIMITED, M/S. RITURAJ COMPLEX (P) LIMITED and M/S. DYNASTY VANIJYA (P) LIMITED which is free from all encumbrances created or suffered by the said M/S. OLIVER ENCLAVE (P) LIMITED, M/S. RITURAJ COMPLEX (P) LIMITED and M/S. DYNASTY VANIJYA (P) LIMITED and accordingly to the tenure thereof.

NOW THIS DEED OF PARTITION WITNESSETH that in pursuance of the said mutual agreement and in consideration of the assurances by and covenant on the part of the said "Owners" i.e. the parties herein and the said **M/S. NIRMAL COMPLEX (P) LIMITED** and **M/S. DYNASTY VANIJYA (P) LIMITED** do hereby grant, convey and transfer unto the said **M/S. RITURAJ COMPLEX (P) LIMITED** and **M/S. OLIVER ENCLAVE (P) LIMITED** ALL THAT the said separated plot of land being the **Plot No - 3**, containing an area of **5 Kattahs 00 Chittaks** situated on the Southern side of the said property more fully described in the **Part-III of the Second Schedule** hereunder written TOGETHER with all legal incidents thereof. AND TOGETHER with all right, title, and interest and estate of

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ADDITIONAL REGISTRAR OF
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the said M/S. NIRMAL COMPLEX (P) LIMITED and M/S. DYNASTY VANIJYA (P) LIMITED therein TO HAVE AND HOLD the same and every part thereof unto the said M/S. RITURAJ COMPLEX (P) LIMITED and M/S. OLIVER ENCLAVE (P) LIMITED TO THE END AND INTENT that the said **Plot No -3** which is more fully described in **Part -III of the Second Schedule** hereunder written shall henceforth be enjoyed, possessed, held and owned by the said M/S. RITURAJ COMPLEX (P) LIMITED and M/S. OLIVER ENCLAVE (P) LIMITED severalty and absolutely and forever and to the exclusion of the said M/S. NIRMAL COMPLEX (P) LIMITED and M/S. DYNASTY VANIJYA (P) LIMITED which is free from all encumbrances created or suffered by the said M/S. NIRMAL COMPLEX (P) LIMITED and M/S. DYNASTY VANIJYA (P) LIMITED and accordingly to the tenure thereof.

The Parties hereto hereby covenant with each other as follows :-

- 1) That notwithstanding any act, deed or things by either of the Parties hereto each of them has good right and absolute power of authority to grant, convey and transfer its rights in the respective plots unto the respective allottees in the manner aforesaid.
- 2) And that the respective allottee shall and may at all times hereinafter peaceably and quietly and peacefully enjoy the respective plot allotted and transferred in favour of the respective allottee as hence before stated AND each of the allottee shall always receive hold and have all rents, issues and profits of the respective plot so allotted and transferred to

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ADDITIONAL REGISTRAR OF
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it without any lawful eviction, interruption, claim or demand whatsoever from hereof.

3) And that the free from all encumbrances made or suffered by the respective party / allottee hereto and further that each of.

4) And further that each of the said parties / allottees shall and will at all times hereinafter at the request of the other of them make do and cause to made and done all of such further acts, deeds and things for further and more perfectly partitioning the said property described in the First Schedule hereunder written according to the intention hereof and assuring and perfecting the allotment and transfer of the respective plots unto the respective allottee as shall be reasonably required from time to time either of the party hereto each of them has good right and absolute power of authority grant convey and transfer the respective plots unto the respective allottees in the manner aforesaid AND that the respective allottee shall and may at all times hereinafter peaceably and quietly peacefully enjoy the respective allottees to do and receive and rents issues and profits thereof without any lawful eviction, interception, claim or demand whatsoever from or by the others hereto and hereof and that free from all encumbrances made or suffered by the respective parties hereto and further that each of the parties shall and will at all times at the request of the allottees of such further acts, deeds and things for further and more perfectly partitioning the said property and assuring and preferring the allotment and transfer of the respective plots unto the respective allottees as shall be reasonably required from time to time.

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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

5) The said **M/S. NIRMAL COMPLEX (P) LIMITED** hereby covenant that the said original Seven Deeds of Conveyances respectively dated 19.02.2007, 21.02.2007 and 16.04.2007 registered as the Deed Nos. 4618/2007, 4615/2007, 4616/2007, 4617/2007, 4673/2007, 5680/2007 and 5681/2007 shall be held in the custody of the said **M/S. NIRMAL COMPLEX (P) LIMITED** AND the said doth hereby agree and covenant with the other threes said parties that the said **M/S. NIRMAL COMPLEX (P) LIMITED** shall always deliver to the other three parties the said Original Deeds and / or the true copies thereof whenever they would be required in respect of the said properties.

THE FIRST SCHEDULE ABOVE REFERRED TO

TOTAL PROPERTY

ALL THAT piece and parcel of **Sali land** measuring about **17Kattah 09Chittaks 05Sqft**, be the same a little more or less comprising in R.S Dag No - 90, R.S. Khatian No - 104, 103 (now under the Khanda Khatian No - 147/1), in J.L. No - 25, Touzi No - 56, R.S. No - 3, under the **Mouza - Nayabad**, **Police Station - Purva Jadavpur** (formerly Tollygunge and then Kasba), **commonly known as Premises No- 2941, 2942, 2943, 2945, 2946, 2948(Part) & 2950, Nayabad** within the **K.M.C. ward No - 109**, Borough No - XII, in the District - South 24 Parganas shown in the Plan annexed hereto TOGETHER WITH all rights of easements, quasi-easements, appurtenances, appendages and right ways water connection, Telephones lines, sewer, drainages, surface and / or overhead of the soil **which is butted and bounded by -**

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Agupta

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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

ON THE NORTH: 60 ft Wide Road.

ON THE SOUTH : 30 ft Wide Road.

ON THE EAST : Premises No- 1609 Nayabad.

ON THE WEST: Land appertaining to Dag No- 90.

THE SECOND SCHEDULE ABOVE REFERRED TO

PART -I

ALLOCATED TO M/S. DYNASTY VANIJYA (P) LIMITED

ALL THAT divided, separated, demarcated **Plot No -1** measuring more or less **6 Kattahs 11 Chittaks 05 Sqft** separated out of the said entire property mentioned in the First Schedule lying and situated on the North-East side thereof and being comprised in R.S Dag No - 90, R.S. Khatian No - 104, 103 (now under the Khanda Khatian No - 147/1), in J.L. No -25, Touzi No - 56, R.S. No - 3, under the Mouza - Nayabad, Police Station - Purva Jadavpur (formerly Tollygunge and then Kasba), **commonly known as Premises No-2946, Nayabad, and part of Premises No-2948, Nayabad, Kolkata-700 094** within the K.M.C. Ward No - 109, Borough No - XII, in the District - South 24 Parganas shown in the plan annexed hereto **TOGETHER WITH** all rights of easements, quasi-easements, appurtenances, appendages and right ways water connection, Telephones lines, sewer, drainages, surface and / or overhead of the soil which OR HOWSOEVER OTHERWISE the same was hereto before and shall hereafter be called, known , numbered and described and distinguished expressed intended or reputed so to be and which is butted and bounded by -

*H. M. S.
A. M. S.*

*Adrian
Omar*



J
ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

ON THE NORTH : 60 ft Wide Road.

ON THE SOUTH : Plot No- 3 and land appertaining to
Dag No- 90.

ON THE EAST : Premises No- 1609 Nayabad.

ON THE WEST: Plot No- 2.

PART -II

ALLOTED TO M/S. NIRMAL COMPLEX (P) LIMITED

ALL THAT divided, separated, demarcated **Plot No-2** measuring more or less **5 Kattahs 14 Chittaks** separated out of the said entire property mentioned in the First Schedule lying and situated on the North-East side thereof and being comprised in R.S Dag No - 90, R.S. Khatian No - 104, 103 (now under the Khandha Khatian No - 147/1) , in J.L. No -25, Touzi No - 56, R.S. No - 3, under the Mouza - Nayabad, Police Station - Purva Jadavpur (formerly Tollygunge and then Kasba) **commonly known as Premises No-2950, Nayabad, Premises No-2943, Nayabad, Premises No-2945, Nayabad, and part of Premises No-2948, Nayabad, Kolkata- 700 094** within the K.M.C. ward No - 109, Borough No - XII, in the District - South 24 Parganas shown in the Plan annexed hereto **TOGETHER WITH** all rights of easements, quasi-easements, appurtenances, appendages and right ways water connection, Telephones lines, sewer, drainages, surface and / or overhead of the soil which OR HOWSOEVER OTHERWISE the same was heretobefore and shall hereafter be called, known , numbered and described and distinguished expressed intended or reputed so to be and which is butted and bounded by -

H. M. S.

Adv.

Amal

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ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA



ON THE NORTH : 60 ft Wide Road.

ON THE SOUTH : Plot No- 3 and land appertaining to
Dag No- 90.

ON THE EAST : Plot No- 1.

ON THE WEST: Land appertaining to Dag No- 90.

PART -III

ALLOCATED TO M/S. RITURAJ COMPLEX (P) LIMITED

&

M/S. OLIVER ENCLAVE (P) LIMITED

ALL THAT divided, separated, demarcated **Plot No -3** measuring more or less **5 Kattahs 00 Chittak** separated out of the said entire property mentioned in the First Schedule lying and situated on the North-West side thereof and being comprised in R.S Dag No - 90, R.S. Khatian No - 104, 103 (now under the Khanda Khatian No - 147/1) , in J.L. No -25, Touzi No - 56, R.S. No - 3, under the Mouza - Nayabad, Police Station - Purva Jadavpur (formerly Tollygunge and then Kasba) **commonly known as Premises No-2941 Nayabad, and Premises No-2942 Nayabad, Kolkata- 700 094** within the K.M.C. ward No - 109, Borough No - XII, in the District - South 24 Parganas shown in the Plan annexed hereto TOGETHER WITH all rights of easements, quasi-easements, appurtenances, appendages and right ways water connection, Telephones lines, sewer, drainages, surface and / or overhead of the soil which OR HOWSOEVER OTHERWISE the same was hereto before and shall hereafter be called, known , numbered

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Stamp of the Additional Registrar of Assurances, Kolkata.

and described and distinguished expressed intended or reputed so to be and which is butted and bounded by -

ON THE NORTH : Plot No- 1 & Plot No- 2.

ON THE SOUTH : 30 ft Wide Road.

ON THE EAST : Land appertaining to Dag No- 90.

ON THE WEST: Land appertaining to Dag No- 90.

IN WITNESS WHEREOF the parties hereto hereunto set and subscribed their respective hands the day, month and year first above written

SIGNED SEALED AND DELIVERED

BY THE "M/S. NIRMAL COMPLEX

(P) LIMITED" at Kolkata in

the presence of:

1. Ayan Banerjee
Advocate,
High Court, Calcutta,
Bar Association, Room No-16.
2. Sylhush
Advocate.
High Court, Calcutta.

Nirmal Complex Pvt. Ltd

(HM) Hasnur Ashraful

AUTHORISED SIGNATORY



[Signature]
ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

Photo & Signatures
of the Executants /
Presentant

SPECIMEN FOR TEN FINGERPRINTS



Little Ring Middle Index Thumb

(Left Hand)

Thumb Index Middle Ring Little

(Right Hand)



Little Ring Middle Index Thumb

(Left Hand)

Thumb Index Middle Ring Little

(Right Hand)



Little Ring Middle Index Thumb

(Left Hand)

Thumb Index Middle Ring Little

(Right Hand)



Little Ring Middle Index Thumb

(Left Hand)

Thumb Index Middle Ring Little

(Right Hand)

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1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10



ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATTA

SITE PLAN FOR PARTITION IN RESPECT OF LAND MEASURING MORE OR LESS 17 KATTAK.09 CHITTAK.05 SQ.FT.
APPERTAINING TO R.S. DAG NO. 90, KHATIAN NO. 103, 104 (NOW KHANDA KHATIAN 1471),
UNDER MOUZA - NAYABAD, J.L. NO. 25, UNDER K.M.C. WARD NO. 109, P.S. PURBA JADAVPUR, KOLKATA 700 094,
AMONG (1) M/S. NIRMAL COMPLEX PVT. LTD., (2) M/S. DYNASTY VANIJYA PVT. LTD.,
(3) M/S. OLIVER ENCLAVE PVT. LTD. AND (4) M/S. RITURAJ COMPLEX PVT. LTD.

Scale 1:200

PARTICULARS OF PARTITION

Part No.	Proprietor Name	Area of One Part in sq. feet (approx.)	Prop. Area sq. feet (approx.)	Number of Rooms
1	Dynasty, Dynast & Part of 2940, Nayab	4020. Dynast approx. 1000 ft ²	06 K. 11 Ch. 05 Sqft	400
2	2942, Nayab Part of 2942, Nayab	4020. Dynast approx. 1000 ft ²	05 K. 14 Ch.	350
3	2943, Nayab Part of 2943, Nayab	4020. Dynast approx. 1000 ft ²	05 K. 00 Ch.	300

Nirmal Complex Pvt. Ltd. For DYNASTY VANIJYA PVT. LTD.
A Wholesaler of Architectural Services
AUTHORIZED SIGNATORY AUTHORIZED SIGNATORY

ARTURAL COMPLEX PVT LTD.

AUTHORIZED SIGNATORY

Oliver Enclave

Oliver Enclave

AUTHORISSED SIGNATORY

BIJOY SARKAR, Civil Engg.

Architectural Designer, Surveyor

Supervisor Planner & Estimator
K. M. C. L. B. S. No. 125/10.

OLIVER ENCLAVE PVT. LTD.

30' 0" WIDE ROAD

OLIVER ENCLAVE PVT. LTD.

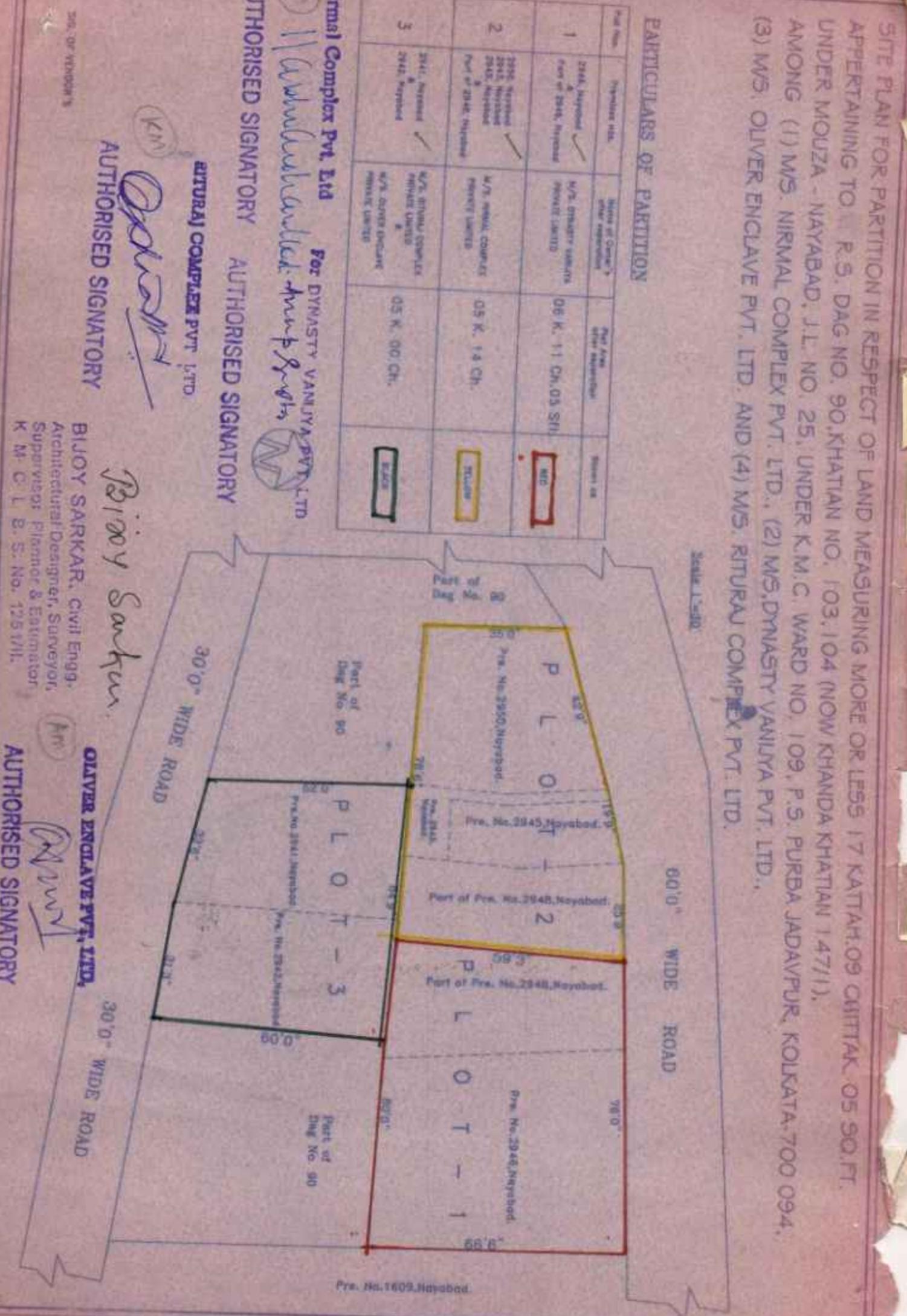
30' 0" WIDE ROAD

AUTHORISSED SIGNATORY

200.00 sq. meters

600' WIDE ROAD

760' WIDE ROAD





ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

SIGNED SEALED AND DELIVERED
BY THE "M/S. DYNASTY VANIJYA
(P) LIMITED" at Kolkata in the
presence of:

1. Ayan Bandy Advocate,
High Court, Calcutta.
Bar Association Room No-16.
2. Sybosh Advocate
High Court, Calcutta.

For DYNASTY VANIJYA PVT. LTD
Anup Gupta

AUTHORISED SIGNATORY

SIGNED SEALED AND DELIVERED
BY THE "M/S. OLIVER ENCLAVE
(P) LIMITED" at Kolkata in the
presence of:

1. Ayan Bandy Advocate,
High Court, Calcutta.
Bar Association Room No-16.
2. Sybosh Advocate.
High Court, Calcutta.

OLIVER ENCLAVE PVT. LTD.

(AM)

Oliver

AUTHORISED SIGNATORY

SIGNED SEALED AND DELIVERED
BY THE "M/S RITURAJ COMPLEX
(P) LIMITED at Kolkata in the
presence of:

1. Ayan Bandy Advocate,
High Court, Calcutta.
Bar Association Room No-16.
2. Sybosh Advocate.
High Court, Calcutta.

RITURAJ COMPLEX PVT. LTD.

(RM)

Rituraj

AUTHORISED SIGNATORY

Drafted by me as per information &
 Instruction furnished by the parties.

M. Mahfuz Takrim

ADVOCATE

MD MAHFUZ TAKRIM
 B.Sc. SPL. B.A. (Double) M.A. LL. B.C.V.R.
 Advocate, Supreme Value Real Estate Manager
 Sr. Law Officer
 EDEN GROUP
 6C, Elgin Road, Kolkata-20

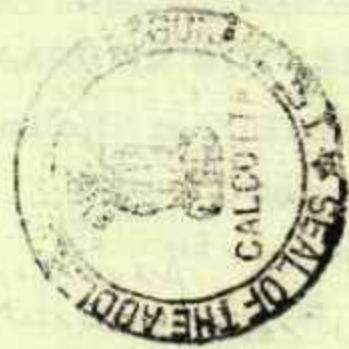
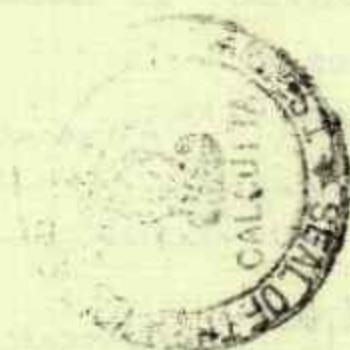
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REG. NO. 10.
VOLUME 10.
PAGE NO. 10.
DEED NO. 10.
YEAR 1950

ADDITIONAL REGISTRAR OF

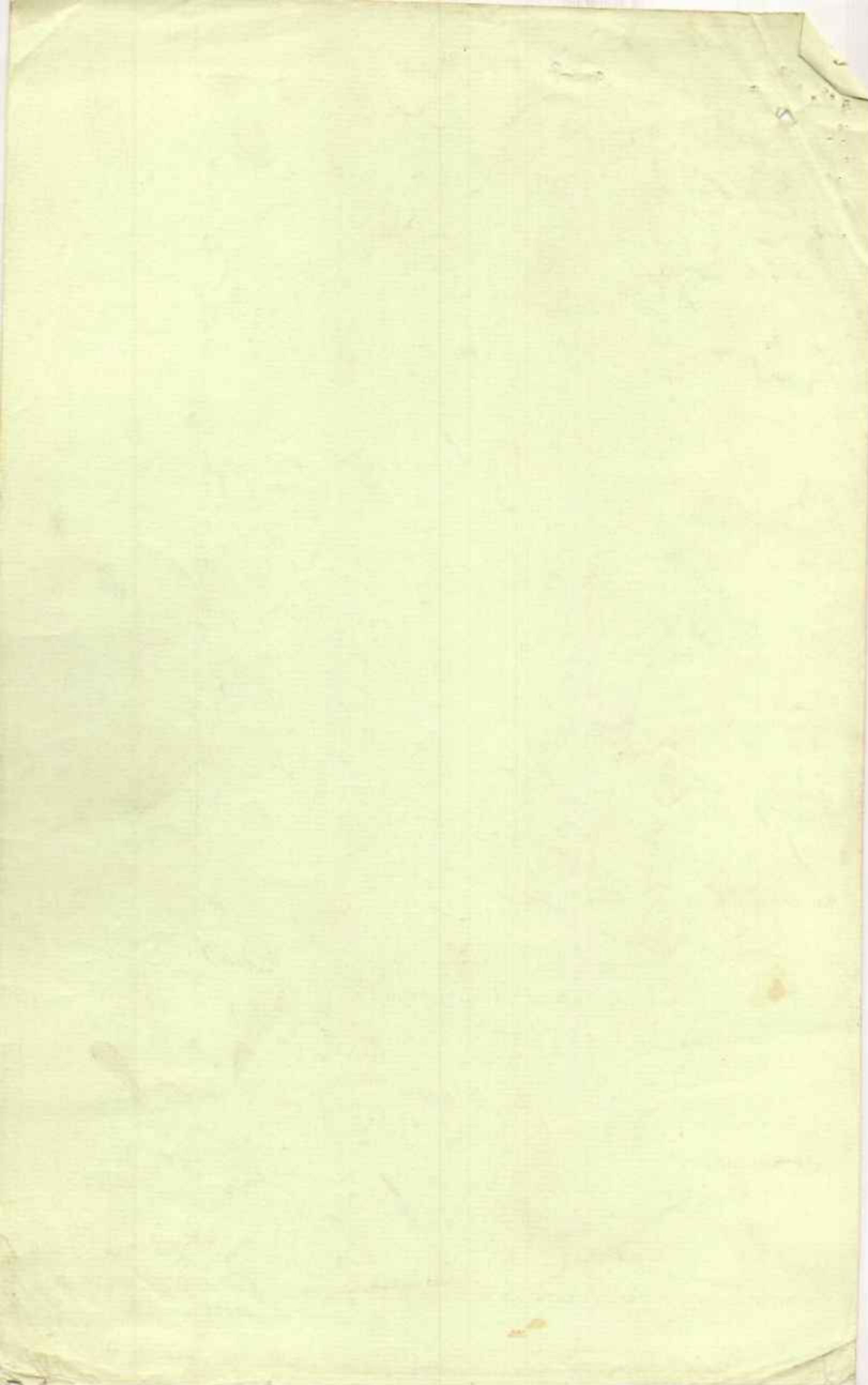
ASSURANCES, KOLKATA

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ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA



ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 67
Page from 1071 to 1096
being No 02010 for the year 2008.



(Dines Kumar Mukhopadhyay) 05-May-2009
A. R. A. - I KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal