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INDIA NON JUDICIAL

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ADDITIONAL REGISTRAR OF  
ASSURANCES, KOLKATA

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884195  
12-2-08  
15000/-

**DEED OF PARTITION****THIS DEED OF PARTITION** made this 12<sup>th</sup> Day of February,

Two Thousand and Eight (2008) Anno Domini,

**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", 4<sup>th</sup> 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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6C Elgin Rd W 20



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Sanjay Das  
Station Vendor  
Alipore Police Court  
South 24 Pgs, Kol-20

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(KRISHNA MODI)



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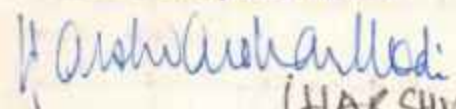
RITURAJ COMPLEX PVT. LTD.

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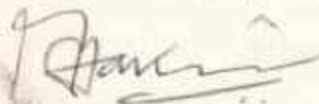


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Nirmal Complex Pvt. Ltd

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(HARSHVARDHAN MODI)  
AUTHORISED SIGNATORY

IDENTIFIED BY ME:-



MD MAHFUZ TAKRIM

B. Sc. OPL B.A. (Double) M.A. LL. B. C. V. R.  
Advocate, Surveyor, Real Estate Manager

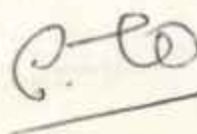
Sr. Law Officer


EDEN GROUP

6C, Elgin Road, Kolkata-20

Presented for Registration  
at Kolkata Registration Office  
on 04/02/08  
730 PM  
12.2.08 / 13.2.08  
Additional Registrar of Assurances - Kolkata

1) Krishna Modi  
Singer Ribing  
2) Harshvardhan Modi  
Singer Nandi



  
Red, Realisation  
Singer Office  
Eden Group  
6C E Rd W 20

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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", 4<sup>th</sup> 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", 4<sup>th</sup> 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", 4<sup>th</sup> floor,

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For DYNASTY VANIJA PVT. LTD

Anup Gupta

AUTHORISED SIGNATORY

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OLIVER ENCLAVE PVT. LTD.

*(Signature)*

(ANIRUDH MOD)

AUTHORISED SIGNATORY

3) Anup Gupta -  
Authorized Signatory  
Dynasty Vanija Pvt. Ltd.

1) Anirudh Modi  
Authorized Signatory  
Oliver Enclave Pvt. Ltd.  
Address: 6C, Elgin Road,  
Kolkata-20.

IDENTIFIED BY ME:-

*(Signature)*

MD MAHFUZ TAKRIM

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

Advocate, Surveyor Valuer Real Estate Manager

Sr. Law Officer

EDEN GROUP

6C, Elgin Road, Kolkata-20

Red Seal for Takrim  
Sr. Law Officer  
Eden Group  
6C, E Rd Kolkata-20



ADDITIONAL REGISTRAR OF  
ASSURANCES - KOLKATA

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 21<sup>st</sup> 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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**AND WHEREAS** by another conveyance dated 21<sup>st</sup> 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 21<sup>st</sup> 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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 REGISTRAR OF ASSURANCES, KOLKATA



ADDITIONAL REGISTRAR OF  
ASSURANCES-1, KOLKATA



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 19<sup>th</sup> 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

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ADDITIONAL REGISTRAR OF  
ASSURANCES-4, KOLKATA



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 21<sup>st</sup> 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 16<sup>th</sup> 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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ASSURANCES-4, KOLKATA



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 16<sup>th</sup> 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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ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA

ADDITIONAL REGISTRAR OF  
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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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ADDITIONAL REGISTRAR OF  
ASSURANCES-4, KOLKATA



**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.**

and which is the only one of its kind in the world. It is a very rare and valuable specimen, and is the only one of its kind in the world. It is a very rare and valuable specimen, and is the only one of its kind in the world.

and which is the only one of its kind in the world. It is a very rare and valuable specimen, and is the only one of its kind in the world. It is a very rare and valuable specimen, and is the only one of its kind in the world.

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ADDITIONAL REGISTRAR OF  
ASSURANCES-4, KOLKATA



**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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12/10/1914 - It is hereby declared in Part II of the  
Second Schedule to the Companies Act, 1913, that the  
company is a public company within the meaning of the  
said Act.

12/10/1914 - It is hereby declared in Part II of the  
Second Schedule to the Companies Act, 1913, that the  
company is a public company within the meaning of the  
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12/10/1914 - It is hereby declared in Part II of the  
Second Schedule to the Companies Act, 1913, that the  
company is a public company within the meaning of the  
said Act.

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ADDITIONAL REGISTRAR OF  
ASSURANCES - KOLKATA



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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ADDITIONAL REGISTRAR OF  
ASSURANCES-4, 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 severally 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  
ASSURANCES-1, KOLKATA

ADDITIONAL REGISTRAR OF  
ASSURANCES-4, KOLKATA.





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 severally 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

H. Modi

A. Singh

Arshdeep

Arshdeep



ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA



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.

H. Med:

Amph

Adhoni

Amun





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 three 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 **17 Kattah 09 Chittaks 05 Sqft**, 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 -**

*H. Mod*

*Ampt*

*Ampt*

*Ampt*



*J*  
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**

**ALLOTTED 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. Med:  
A. Gupta

Adhikari  
G. M. M.



9  
ADDITIONAL REGISTRAR OF  
ASSURANCES-I, 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**

#### **ALLOTTED 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 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-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. Modi*  
*Amr*  
*Amr*  
*Amr*





**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**

**ALLOTTED 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

*H. Modi*

*Agst.*

*Adhikari*

*Amul*

ON THE NORTH : 100 ft. wide

ON THE SOUTH : 100 ft. wide

ON THE EAST : 100 ft. wide

ON THE WEST : 100 ft. wide

ON THE NORTH : 100 ft. wide

EAST

ON THE SOUTH : 100 ft. wide

ON THE WEST : 100 ft. wide

ON THE NORTH : 100 ft. wide

ON THE SOUTH : 100 ft. wide

ON THE EAST : 100 ft. wide

ON THE WEST : 100 ft. wide

ON THE NORTH : 100 ft. wide

ON THE SOUTH : 100 ft. wide

ON THE EAST : 100 ft. wide

ON THE WEST : 100 ft. wide

ON THE NORTH : 100 ft. wide

ON THE SOUTH : 100 ft. wide

ON THE EAST : 100 ft. wide

ON THE WEST : 100 ft. wide

ON THE NORTH : 100 ft. wide

ON THE SOUTH : 100 ft. wide



ADDITIONAL REGISTRAR OF ASSURANCES-1, 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.

*H. K. Mod*  
*Asst.*

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

*Asst.*  
*Asst.*

**SIGNED SEALED AND DELIVERED**

**BY THE "M/S. NIRMAL COMPLEX**

**(P) LIMITED" at Kolkata in**

**the presence of:**

1. *Ayan Ban*  
Advocate,  
High Court, Calcutta,  
Bar Association, Room No-16.
2. *Syhas*  
Advocate.  
High Court, Calcutta.

**Nirmal Complex Pvt. Ltd**

*AM*

*H. K. Mod*

**AUTHORISED SIGNATORY**

with reference to the above mentioned policy and the sum assured thereon as per the schedule of rates and conditions of the policy.

ON THE MONTH: 1st Nov 1912

OF THE YEAR: 1912

ON THE DAY: 1st Nov 1912

ON THE YEAR: 1912

in witness whereof the above mentioned policy and the sum assured thereon as per the schedule of rates and conditions of the policy.

RECEIVED BY THE REGISTRAR OF ASSURANCES

ON THE 1st NOV 1912

AT KOLKATA

Witness my hand and seal this 1st day of Nov 1912





*[Signature]*

AUTHORIZED SIGNATORY



*[Signature]*  
ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA



Photo & Signatures of the Executants / Presentant	SPECIMEN FOR TEN FINGERPRINTS																								
 <i>Handwritten signature</i>																									
	Little      Ring      Middle (Left Hand)																								
Thumb      Index      Middle (Right Hand)																									
 <i>Handwritten signature</i>																									
	Little      Ring      Middle (Left Hand)																								
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	Little      Ring      Middle (Left Hand)																								
Thumb      Index      Middle (Right Hand)																									

10-11-55

ADDITIONAL REGISTRATIONS-I, KC



ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA



SITE PLAN FOR PARTITION IN RESPECT OF LAND MEASURING MORE OR LESS 17 KATTAH.09 CHITTAK.05 SO.FT. APPERTAINING TO R.S. DAG NO. 90, KHATAN NO. 103, 104 (NOW KHANDA KHATAN 14711), 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.

# PARTICULARS OF PARTITION

Sl. No.	Particulars	Area of Partition	Area of Plot	Area of Plot
1	2944, Nayabod Part of 2944, Nayabod	M/S. DYNASTY VANIJYA PVT. LTD.	06 K. 11 CH. 03 SH.	06 K. 11 CH. 03 SH.
2	2945, Nayabod 2946, Nayabod Part of 2946, Nayabod	M/S. NIRMAL COMPLEX PVT. LTD.	05 K. 14 CH.	05 K. 14 CH.
3	2947, Nayabod 2948, Nayabod	M/S. OLIVER ENCLAVE PVT. LTD.	05 K. 00 CH.	05 K. 00 CH.

Nirmal Complex Pvt. Ltd

For DYNASTY VANIJYA PVT. LTD.

11/11/2019

AUTHORISED SIGNATORY

AUTHORISED SIGNATORY

RITURAJ COMPLEX PVT. LTD.

AUTHORISED SIGNATORY

200 OF 2000000

Scale 1:500



Oliver Enclave

OLIVER ENCLAVE PVT. LTD.

30'0" WIDE ROAD

BIJOY SARKAR, Civil Engg.  
Architectural Designer, Surveyor,  
Supervisor Planner & Estimator  
K.M.C.L.B.S. No. 125 VIII.

AUTHORISED SIGNATORY



9

ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA



**SIGNED SEALED AND DELIVERED**

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

1. Ayan Bala Advocate,  
High Court, Calcutta.  
Bar Association Room No-16.

2. Syhoosh 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 Bala Advocate,  
High Court, Calcutta.  
Bar Association, Room No-16.

2. Syhoosh Advocate.  
High Court, Calcutta.

OLIVER ENCLAVE PVT. LTD.

*Am*

*[Signature]*

**AUTHORISED SIGNATORY**

**SIGNED SEALED AND DELIVERED**

**BY THE "M/S RITURAJ COMPLEX  
(P) LIMITED" at Kolkata in the  
presence of:**

1. Ayan Bala Advocate,  
High Court, Calcutta.  
Bar Association, Room No-16.

2. Syhoosh Advocate.  
High Court, Calcutta.

RITURAJ COMPLEX PVT. LTD.

*KM*

*[Signature]*

**AUTHORISED SIGNATORY**

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

*[Signature]*

**ADVOCATE**

**MD MAHFUZ TAKRIM**

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

Advocate, Solicitor Valuer Real Estate Manager

Sr. Law Officer

EDEN GROUP

6C, Elgin Road, Kolkata-20

DEED NO. \_\_\_\_\_  
 PAGE NO. \_\_\_\_\_  
 VOLUME NO. \_\_\_\_\_  
 BOOK NO. \_\_\_\_\_  
 Registered in \_\_\_\_\_  
 BOOK NO. \_\_\_\_\_  
 VOLUME NO. \_\_\_\_\_  
 PAGE NO. \_\_\_\_\_  
 DEED NO. \_\_\_\_\_  
 YEAR \_\_\_\_\_

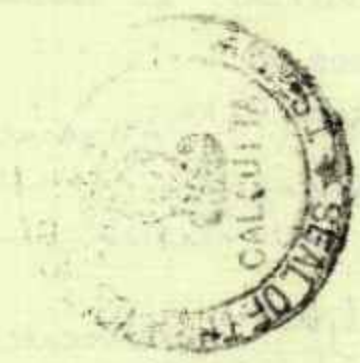
BY THE SHERIFF OF THE DISTRICT OF KOLKATA  
 IN THE MATTER OF THE ESTATE OF \_\_\_\_\_  
 DECEASED  
 THE SHERIFF OF THE DISTRICT OF KOLKATA  
 DO hereby certify that the within and foregoing  
 is a true and correct copy of the original  
 as the same appears from the records of the  
 office of the Registrar of Assurances, I, Kolkata.  
 IN WITNESS WHEREOF I have hereunto set my hand  
 and the seal of the office of the Registrar of Assurances,  
 I, Kolkata, this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

REGISTERED IN THE OFFICE OF THE REGISTRAR OF ASSURANCES, I, KOLKATA

AUTHORIZED SIGNATORY

*[Signature]*

ADDITIONAL REGISTRAR OF  
 ASSURANCES-I, KOLKATA



REGISTERED IN THE OFFICE OF THE REGISTRAR OF ASSURANCES, I, KOLKATA

AUTHORIZED SIGNATORY

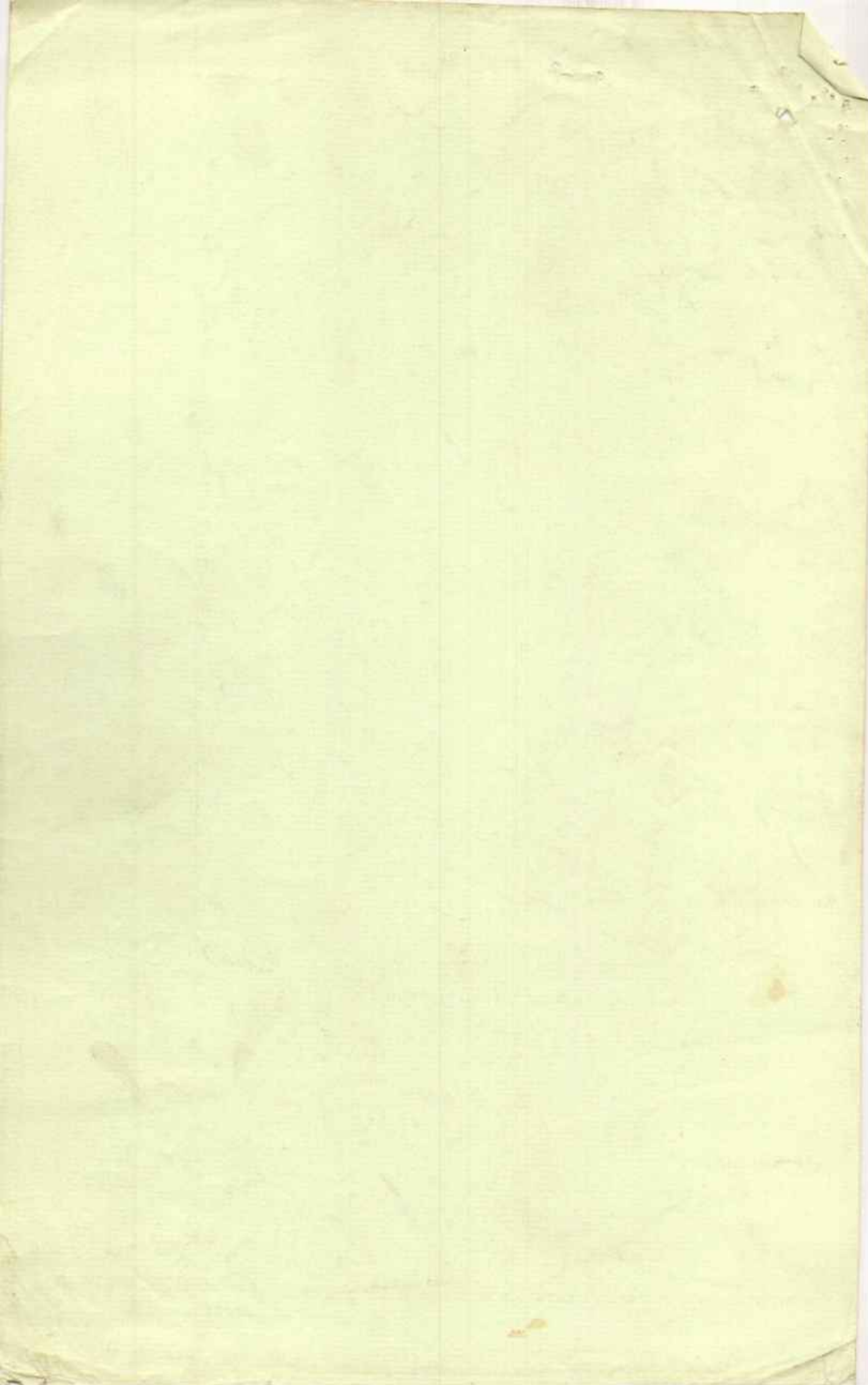


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 ASSURANCES-I, KOLKATA

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 VOLUME NO. \_\_\_\_\_  
 PAGE NO. \_\_\_\_\_  
 DEED NO. \_\_\_\_\_  
 YEAR \_\_\_\_\_









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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