

02411

F1 PLOT-3

04615



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 392797

456/...
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100
42000
ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA
...

CONVEYANCE

THIS DEED OF CONVEYANCE made this 21st day of February Two
Thousand and Seven Anno Domini.

41
A-7689
14
55
25
4
7787

BETWEEN

(1) SMT SWATI CHOWDHURY, wife of Baldeb Chowdhury, a Hindu
Housewife, (2) SRI AHINDRA CHOWDHURY, son of Baldeb Chowdhury, by
faith Hindu and (3) ARNAB CHOWDHURY, son of baldeb Chowdhury, by
faith Hindu, all residing at 8, Kabi Chandi Charan Mitra Street, Police Station :
Belghoria, Kolkata : 700056, herein after referred to as the "VENDOR" (which
expression shall unless excluded by or repugnant to the subject or context be
deemed to mean and include her heirs, legal representatives, executors,
administrators and assigns) of the ONE PART.

Over 7000 AT

167660
21.2.07
42000/

...

14387

SANJAY KUMAR JAIN

Advocate

9, Old China Bazar Street

Kolkata-700001

NAME.....
ADDRESS.....
RS.....
22 JAN 2007
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C.C. Court
2 & 3, K. S. Roy Road, Floor 1

Presented for Registration

On the day of month of year

Krishna Beodidhar
21/1/07

ADDITIONAL REGISTRAR OF
ASSURANCES-4, KOLKATA

DYNASTY VANIJYA PVT. LTD.
NIRMAL COMPLEX PVT. LTD.
OLIVER ENCLAVE PVT. LTD.
RITURAJ COMPLEX PVT. LTD.

Director/Authorised Signatory

- 1) Krishna Beodidhar
Authorized Signatory
Nirmal Complex Pvt. Ltd.
Nirmal Complex Pvt. Ltd.
Oliver Enclave Pvt. Ltd.
Rituraj Complex Pvt. Ltd.
- 2) Swati Chowdhury
Co. Chowdhury & Co.
6C Elm Bldg 20,

Swati Chowdhury.

Swati Chowdhury
With Seal

Identified by me,
Nalini Mukherjee -
Advocate
High Court, Calcutta.

ADDITIONAL REGISTRAR OF
ASSURANCES-4, KOLKATA

AND

(1) **MESSRS NIRMAL COMPLEX PRIVATE LIMITED**, a private limited company within the meaning of Companies Act, 1956, having its registered office at "Oriental House", 4th floor, 6C, Elgin Road, Kolkata: 700020, (2) **MESSRS DYNASTY VANIJYA PRIVATE LIMITED**, a private limited company within the meaning of Companies Act, 1956, having its registered office at "Oriental House", 4th floor, 6C, Elgin Road, Kolkata: 700020, (3) **MESSRS OLIVER ENCLAVE PRIVATE LIMITED**, a private limited company within the meaning of Companies Act, 1956, having its registered office at "Oriental House", 4th floor, 6C, Elgin Road, Kolkata: 700020, AND (4) **MESSRS RITURAJ COMPLEX PRIVATE LIMITED**, a private limited company within the meaning of Companies Act, 1956, having its registered office at "Oriental House", 4th floor, 6C, Elgin Road, Kolkata: 700020 herein after collectively referred to as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the subject or context shall include their respective successors in interest, agents and assigns) of the **OTHER PART..**

WHEREAS by a Registered Bengali Kobala, stated hereunder the vendor has purchased and acquired ALL THAT a several piece and parcel of land measuring a total 2COTTAH 8CHITTACK comprised in Mouza: Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3 being part of R.S. Dag No. 90, R.S. Khatian No. 103 (presently Khanda Khatian No. 147/1 under 104) within present Municipal Ward No. 109, Borough XII within the Kolkata Municipal Corporation (Added Area) Police Station presently Purba Jadavpur (formerly Kasba and there before Tollygunge) from Sri Mihir Kumar Kundu son of Sri Jagadish Kumar Kundu, by faith Hindu, by occupation business, residing at A/1, Ramkrishna Upanibesh, P.S. Jadavpur, Kolkata: 700032 and registered at D.S.R -III, Alipore in Book No. I, Volume No. 85, Pages 240 to 247 Being No. 3204 for the year 2000.

AND WHEREAS the said land is one compact area and one plot containing 2Cottah 8Chittack land owned and possessed by the said Vendor and the Purchasers have duly applied for and got their names mutated as the permanent occupiers thereof, in the records of the concerned B.L. & L.R.O. and have been paying the land revenue in respect of the said entire landed area purchased by the said Registered Bengali Kobala dated 14.08.2000..



P.T.O.

ADDITIONAL REGISTRAR OF
INSURANCES-4, KOLKATA

AND WHEREAS and ever since the said Bengali Kobala Dated 14.08.2000/the said vendors are in absolute khas possession control and enjoyment of the said land containing 02 Cottah 08 Chittack 15 Sq. Feet. comprised in Mouza Nayabad, Police Station: Purba Jadavpur (formerly Tollygunj and Kasba), J.L. No. 25, Touzi 56, R.S. No.3, being part of R.S. Dag No. 90, comprise in R.S. Khatian No. 103(presently under Khanda Khatian No. 147/1 under Khatian 103) and 104, within Ward no. 109, Borough-XII, within the Kolkata Municipal Corporation (added area), within the limit of 24 Parganas (South) in transferable estate free from all encumbrances charges mortgages disputes lispendences acquisitions requisitions alignments but subject to the obligations to pay and contribute annual land revenue thereof to the Government of West Bengal.

AND WHEREAS the vendors being in financial requirement, have decided to sell out and transfer the said land containing an area of 2Cottah 8Chittack and on negotiations with the purchasers the vendors have agreed to sell and the purchasers have agreed to purchase the said land containing 2Cottah 8Chittack comprised in R.S. Khatian No. (presently under Khanda Khatian No. 147/1) and 104, R.S. Dag no. 90, respectively, under Mouza Nayabad, Police Station: Purba Jadavpur (formerly Tollygunj and Kasba), J.L. No. 25, Touzi 56, R.S. No.3, , within Ward no. 109, Borough-XII, within the Kolkata Municipal Corporation (added area), within the limit of 24 Parganas (South) fully described in the schedule hereunder written and shown in the red border in the plan hereto annexed and herein after called the said land at a price of Rs. 7,00,000/- (Rupees Seven Lac only) free from all encumbrances charges mortgages disputes lispendences acquisitions requisitions alignments but subject to the obligation to pay and contribute annual land revenue, as hereinafter stated.

AND WHEREAS the vendors have assured and represented unto the purchaser as follows:

1. The vendors are having permanent heritable and transferable rights in the said land and are absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the land and are entitled to deal with

Ahinda Chowdhury.
22.02.07.

Execution is admitted by
Ahinda Chowdhury of Baldeb
Chowdhury of 8, Kali Chandi-
Chakran Mitra St. Kal-56

Identified by me
Malay Mukherjee
Advocate.
High Court Calcutta.

Identified by
Malay Mukherjee,
Advocate, High Court.
Kolkata



ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

transfer the said land without any restriction dispute denial claim or obligation from any body else.

2. The said land is free from all encumbrances' charges mortgages disputes lispendences acquisitions requisitions and alignments.
3. The Vendors have duly paid all rates, land revenues, Municipal Taxes including all other impositions and/or outgoings payable in respect of the said land up to the date of execution of the Deed of Conveyance.
4. The vendors have not received and are not aware of any notice of acquisitions or requisition or alignments of the said land or any part thereof and no suit or proceedings relating to the said land has been initiated and /or is pending in any court of law and the said land is free from any lispendences.
5. The vendors have not entered into any agreement for sale or otherwise in respect of the said land or any portion thereof.
6. The said land has not been given for agriculture to any "CHASI", "BHAGCHASI" and /or any "JOTEDAR" and there is no dispute by any person about the agricultural rights over the said land.

AND WHEREAS relying on the said assurances and representatives of the vendors and believing the same to be correct and true as otherwise they would not have agreed to do so the purchasers has to complete the purchase of the said land and pay the consideration money to the vendor and have conveyance thereof.

NOW THIS INDENTURE WITNESSES that in the premises and pursuance of the said agreement and in consideration of the said sum of **Rs. 7,00,000/- (Rupees Seven Lac only)** paid by the purchasers to the vendors at the execution of these presents (the receipt of which sum the vendors hereby as also by the receipt hereunder written admit and acknowledge and acquire the said purchaser and the said premises) The vendors hereby sell, convey, transfer,

ADDITIONAL REGISTRAR OF
INSURANCES-I, KOLKATA.

grant, assure and assign to and unto the Purchasers the said lands being **All THAT** compact plot of agricultural land, containing an area of 2 Cottah 8 Chittack, comprised in R.S. Khatian No. (presently under Khanda Khatian No. 147/1) and 104, R.S. Dag no. 90, respectively, under Mouza Nayabad, Police Station: Purba Jadavpur (formerly Tollygunj and Kasba), J.L. No. 25, Touzi 56, R.S. No.3, , within Ward no. 109, Borough-XII, within the Kolkata Municipal Corporation (added area), within the limit of 24 Parganas (South) **TOGETHER WITH** all the legal incidents thereof **AND** also all deeds Pattas muniments and porchas title deeds exclusively relating thereto **AND** also with all rights privileges easements rents issues and profits and yield thereof **AND** all the estate right title interest property claim and demand whatsoever of the Vendors into and upon the said premises **AND** all other benefits and rights appertaining thereto **AND** all structure Sheds thereof **AND** various rights in all approaches, paths, passages thereto **TOGETHER WITH** all its rights liberties privileges easements and quasi-easements whatsoever at Law and in equity to and **UNTO** the Purchasers **TO HAVE AND TO HOLD** the same Jointly in equal shares absolutely and forever as heritable and transferable estate in fee simple in possession, acquisitions, requisitions, alignments, lispences whatsoever but subject to payment of annual land revenue (Khajana) thereof now to the Government of West Bengal free from all encumbrances, trust, liens, charges and attachments

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows:

- (i) The right, title and interest in the land of the said premises which the Vendors do hereby profess to transfer subsists and that the Vendors have the absolute right full power and absolute authority to grant, sell, convey transfer unto the Purchasers ownership entitlements rights title and interest in the said land together with the benefits and rights in the manner aforesaid including rights to easements thereof in the manner aforesaid.
- (ii) The purchasers shall have absolute authority to sell, transfer, assign, mortgage and /or let out the said land or any part thereof and the purchasers shall have the right to mutate their names in respect of the



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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA.

said land and to construct building or buildings with the prior sanction or approval of the concerned authority.

- (iii) It shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and upon to hold use and enjoy the said land and every part thereof and to receive rents, issues and profits thereof without any interruption disturbance claim or demand whatsoever from or by the Vendors and their predecessors-in-title or any person or persons claiming through under or in trust for the Vendors and free and clear from and against all manner of encumbrances mortgages charges trust liens and attachments whatsoever;
- (iv) The Vendors shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchasers and from time to time make do acknowledge execute and perform all such further and/or other lawful and reasonable acts deeds matters and things whatsoever for further better and more perfectly assuring the said premises together with the benefits and rights hereby granted unto the Purchasers as in the manner aforesaid;
- (v) The Vendors have not done any act deed or thing or made any grant whereby or by reason whereof the transfer of land hereby made and the rights of the Purchasers hereunder may be prejudicially affected.
- (vi) That if it is found that the said premises is hereby sold, conveyed, transferred by the vendors is not free from all encumbrances as hereinbefore declared, the vendors shall be liable both for civil and criminal actions which will be taken by the purchasers and the vendors will be further bound to refund the consideration money and also compensate of any loss to be sustained by the purchaser.

SCHEDULE AS REFERRED TO ABOVE:

(Said Land)

ALL THAT piece and parcel of ^{large} land, containing an area of 02(two) Cottah 08(eight) Chittack, be the same a little more or less, comprising in

and shall be deemed to be in compliance with the provisions of the Act.

It shall be the duty of the Registrar to cause to be made a list of the names of the persons who have been granted licences under the Act, and to publish the same in the Official Gazette of the Government of India.

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ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA.

R.S. Khatian No. 103 (presently under Khanda Khatian No. 147/1) and 104, being part of R.S. Dag no. 90, respectively, under Mouza Nayabad, Police Station: Purba Jadavpur (formerly Tollygunge and Kasba), J.L. No. 25, Touzi 56, R.S. No.3, , within Ward no. 109, Borough-XII, within the Kolkata Municipal Corporation (added area), within the limit of 24 Parganas (South) shown in red border on the plan hereto annexed **TOGETHER WITH** all rights of easements quasi-easement, appurtenances appendages and right ways water connection, Telephones lines, sewer, drain, surface and/or overhead of the soil butted and bounded by

ON THE NORTH : By Part of Dag No. 90.

ON THE SOUTH : By 30'-0" wide Road

ON THE EAST : By Part of Dag No. 90.

ON THE WEST : By Part of Dag No. 90.

OR HOWSOEVER OTHERWISE the land heretofore was and is now and shall hereinafter butted, be bounded, distinguished, known, called, expressed or reputed to do so to be.

IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hand and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED
at Kolkata in the presence of :

1. *Sanjay Jain*
SANJAY KUMAR JAIN
ADVOCATE
9, OLD CHINA BAZAR STREET
KOLKATA - 700001

2. *Mohay Mukherjee*
Advocate
32, Scott Lane.
Calcutta

1. *Swati Chowdhury.*

2. *Ahindra Chowdhury.*
22.02.07

3. *Anub Chowdhury.*

DYNASTY VANIJYA PVT. LTD.
NIRMAL COMPLEX PVT. LTD.
OLIVER ENCLAVE PVT. LTD.
RITURAJ COMPLEX PVT. LTD.

[Signature]
Director/Authorised Signator

The undersigned, being a duly qualified and
 licensed person, do hereby certify that the
 above is a true and correct copy of the
 original as the same appears in the
 records of the office of the undersigned.
 In witness whereof, I have hereunto set
 my hand and seal at the office of the
 undersigned, this _____ day of _____
 19____.

Sd/-

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
 DATE _____ BY _____
 REASON: _____
 AUTHORITY: _____

[Handwritten notes in left margin]
 [Handwritten signature]
 [Handwritten initials]

BANJAY KUMAR JAIN
 ADVOCATE
 4 OLD CHINA BAZAR STREET
 KOLKATA - 700012



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ADDITIONAL REGISTRAR OF
 ASSURANCES, KOLKATA
 [Official stamp and handwritten notes at the bottom]

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchasers the within mentioned sum of Rs. 7,00,000/- (Rupees Seven Lac only) being the consideration in full and final payment as per memo below:

MEMO

PARTICULARS	AMOUNT
By cash received by "SWATI CHOWDHURY"	Rs. 2,33,333/-
By cash received by "AHINDRA CHOWDHURY"	Rs. 2,33,333/-
By cash received by "ARNAB CHOWDHURY"	Rs. 2,33,333/-
TOTAL	Rs. 7,00,000/-

WITNESS:

1.

Sanjay Jain
SANJAY KUMAR JAIN
 ADVOCATE
 9, OLD CHINA BAZAR STREET
 KOLKATA - 700001

2.

Swati Chowdhury.
Arbab Chowdhury.
Ahindra Chowdhury.
 22.02.07

MEMO OF COUNSELLING

RECEIVED by me from the undersigned
 the sum of Rs. 100/- towards the
 payment of the sum of Rs. 100/-
 towards the sum of Rs. 100/-

NAME

NAME	AMOUNT
Mr. 100/-	100/-
Mr. 100/-	100/-
Mr. 100/-	100/-
Mr. 100/-	100/-
TOTAL	400/-

WITNESSES

SANJAY KUMAR JAIN
 ADVOCATE
 8, OLD CHINA BAZAR STREET
 KOLKATA - 700001



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REGISTRAR OF ASSURANCES
 KOLKATA

SPECIMEN FORM FOR TEN FINGERPRINTS



Sudha Choudhary

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Avinash Choudhary

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Arun

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Aditya

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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ADDITIONAL REGISTRAR OF
ASSURANCES-4, KOLKATA

SITE PLAN SHOWS THE PLOT OF LAND AT R.S. DAG NO. 90,
KHATIAN NO. 104, 103(NOW KHANDA KHATIAN 147/11),
MOUZA - NAYABAD, J.L. NO. 25, UNDER K.M.C.
WARD NO. 109, P.S. PURBA JADAVPUR, KOLKATA-700 094.

Scale 1"=30'

AREA OF LAND = 02K. 08CH. 00SFT.

SHOWN IN RED BORDER LINE

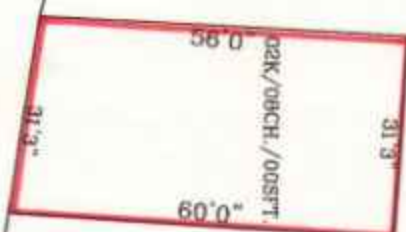


60'0" WIDE ROAD

30'0" WIDE ROAD

Suab Choudhury.

Part of
Dag No. 90



Part of
Dag No. 90

Part of
Dag No. 90

60'0" WIDE ROAD

30'0" WIDE ROAD

DYNASTY VANIJYA PVT. LTD.

NIRMAL COMPLEX PVT. LTD.

~~OLIVER ENCLAVE PVT. LTD.~~

OLIVER ENCLAVE PVT. LTD.

RITURAJ COMPLEX PVT. LTD.


Director/Authorised Signatory

Suab Choudhury
Shinde Choudhury
22.02.07

1. The area of the plot is 1000 sq. ft.
 2. The plot is situated in the village of ...
 3. The plot is bounded by ...
 4. The plot is ...
 5. The plot is ...

1. The area of the plot is 1000 sq. ft.
 2. The plot is situated in the village of ...
 3. The plot is bounded by ...
 4. The plot is ...
 5. The plot is ...

1. The area of the plot is 1000 sq. ft.
 2. The plot is situated in the village of ...
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 4. The plot is ...
 5. The plot is ...

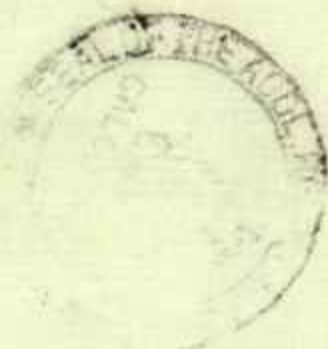


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 ADDITIONAL REGISTRAR OF
 ASSURANCES, KOLKATA

1. The area of the plot is 1000 sq. ft.
 2. The plot is situated in the village of ...
 3. The plot is bounded by ...
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 5. The plot is ...

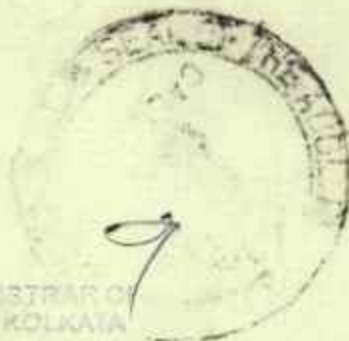
1. The area of the plot is 1000 sq. ft.
 2. The plot is situated in the village of ...
 3. The plot is bounded by ...
 4. The plot is ...
 5. The plot is ...

Registered in
BOOK NO. 2
VOLUME NO. 2
PAGE NO. 1 to 14
DEED NO. 04615
YEAR 2007



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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

21/5/07



ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Scanned
21/5/07