

15 P 02420

F2 PLOT-2 04616



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

B 392796



ADDITIONAL REGISTRATION  
ASSURANCE  
INDIA  
22/02/07

## CONVEYANCE

THIS DEED OF CONVEYANCE made this 21<sup>st</sup> day of February in the  
year Two Thousand and Seven Anno Domini.

### BETWEEN

SRI SHIBAPROSAD SHEE, son of Late Debendra Nath Shee, a Hindu  
businessman, residing at Village: Champahati, Police Station : Baruipur, District-  
24 Parganas(South), 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 his heirs, legal representatives, executors,  
administrators and assigns) of the ONE PART.

Rs. 100/-  
Circular No.  
167653 / 167659  
Dated 21.2.07  
(36000x2)  
Paid in full stamp duty

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55  
26  
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N  
13250

250  
250  
250  
250  
88120  
9031

143872

SANJAY KUMAR JAIN  
Advocate

8, Old Bins Bazar Street

Kolkata - 700001

NAME.....

ADD/ABV.....

HS.....

22 JAN 2007

SURANJAN J. C. PRJEE

Licensed Stamp Vendor

C. C. Code

7 & 3, K. S. Roy Road, Kali. 1

Presented for Registration

days of Reg. No. 178

Krisheen Deodhi Singh  
Vendor Reg. No. 178  
One of the  
holders of  
Krisheen Deodhi Singh

ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA

22/1/07

1) Krisheen Deodhi Singh  
Sub-1, Sejulay Deodhi  
Vaniya Ltd, 1st Floor  
Anupchandpur, Deodhi  
Deodhi, 223342  
Anupchandpur, Deodhi  
2) Deodhi Deodhi  
Deodhi, 223342  
Deodhi, 223342

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1038

DYNASTY VANJYA PVT. LTD.  
NIRMAL COMPLEX PVT. LTD.

OLIVER ENCLAVE PVT. LTD.  
RITURAJ COMPLEX PVT. LTD.

Director/Authorised Signatory

1039

Shabir Deodhi  
Identified by me.  
Malay Deodhi  
Deodhi.

High Court Calcutta

7

ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA

22/1/07

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 deed of sale dated 6<sup>th</sup> June 2002, the vendor has purchased and acquired ALL THAT a piece and parcel of land measuring a total 4(four)COTTAH 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 103) and 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 Timir Kumar Kundu and Sri Samir Kumar Kundu, both sons of Sri Jagadish Chandra Kundu, by faith Hindu, by occupation business, residing at A/1, Ramkrishna Upanibesh, P.S. Jadavpur, Kolkata: 700032 and registered at S. R. Alipore in Book No. I, Volume No. 107, Pages 303 to 318 Being No. 4569 For the year 2002.

**AND WHEREAS** the said land is one compact area and one plot containing 4(four)Cottah land owned and possessed by the said Vendor and has been paying the land revenue in respect of the said entire landed area purchased by the said Registered Bengali Kolbala dated 06.06.2002.

ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA

**AND WHEREAS** and ever since the said deed of Sale Dated 06.06.2002 the said vendor is in absolute khas possession control and enjoyment of the said land containing 4(four)Cottahs 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 Khanda Khatian No. 147/1 under 103) and 104, within Ward no. 109, Borough-XII, within the Kolkata Municipal Corporation (added area), within the limit of 24 Parganas (South) and enjoying the same in transferable estate free from all encumbrances charges mortgages disputes lis pendences 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 vendor being in financial requirement, has decided to sell out and transfer the said land containing an area of 4(four)Cottahs and on negotiations with the purchasers the vendor has agreed to sell and the purchasers have agreed to purchase the said land containing 4(four)Cottahs comprised in R.S. Khatian No. 103(presently Khanda Khatian No. 147/1 under 103) 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 12,00,000/- (Rupees Twelve Lac Only) free from all encumbrances charges mortgages disputes lis pendences acquisitions requisitions alignments but subject to the obligation to pay and contribute annual land revenue, as hereinafter stated.

**AND WHEREAS** the Vendor has assured and represented unto the Purchasers as follows:

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

ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA,

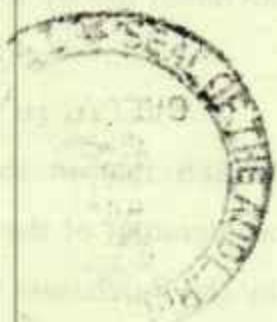
transfer the said land without any restriction dispute denial claim or obligation from any body else.

2. The said land is free from all encumbrances' charges mortgages disputes lis pendentes acquisitions requisitions and alignments.
3. The Vendor has 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 Vendor has not received and is 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 lis pendentes.
5. The Vendor has 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 Vendor and believing the same to be correct and true as otherwise they would not have agreed to do so the Purchasers have agreed 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 12,00,000/- (Rupees Twelve Lac Only)** Paid by the Purchasers to the Vendor at the execution of these presents (the receipt of which sum the Vendor hereby as also by the receipt hereunder written admit and acknowledge and acquire the said purchaser and the said land) The vendors hereby sell, convey, transfer, grant, assure and assign to and unto the Purchasers the said lands being **All THAT** compact plot of land, containing an area of 4 (four) Cottah, comprised in R.S. Khatian No.103 (presently under Khanda Khatian No. 147/1) and 104, R.S.

and subsequently after his "resignation" he was called to the bar of the Court of Ceylon.



**ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA-1**

Dag no. 90, 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 Vendor 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, lis pendences 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 VENDOR DOES HEREBY COVENANT WITH THE PURCHASERS as follows:**

- (i) The right, title and interest in the land of the said premises which the Vendor does hereby profess to transfer subsists and that the Vendor has 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 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

A circular library stamp with a double-line border. The outer ring contains the text 'BIBLIOTHEQUE DE LA CITE' and the inner circle contains the word 'GARDE'.

ADDITIONAL REGISTRAR OF  
ASSURANCES, KOLKATA, 1

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 Vendor 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 land 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 vendor is not free from all encumbrances as hereinbefore declared, the vendor shall be liable both for civil and criminal actions which will be taken by the purchasers and the vendor will be further bound to refund the consideration money and also compensate of any loss to be sustained by the purchasers.

SCHEDULE AS REFERRED TO ABOVE

(SAID LAND)

Danga.

**ALL THAT** piece and parcel of land, containing an area of 4(four)Cottah, be the same a little more or less, comprising in 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 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) shown in red border on the plan hereto annexed **TOGETHER** with all structures standing therin and 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

and by such means that the public may readily understand  
and be informed of the political interests of the State and of  
such laws and regulations as are necessary to carry out  
the objects of the Government.

It is the duty of the Legislature to make laws for the  
protection of the public and for the promotion of  
the welfare of the State. The Legislature shall not make  
any law which is contrary to the Constitution of the  
United States or to any law of the State.

The Legislature shall not make any law which is  
contrary to the Constitution of the United States or to  
any law of the State.

The Legislature shall not make any law which is  
contrary to the Constitution of the United States or to  
any law of the State.

The Legislature shall not make any law which is  
contrary to the Constitution of the United States or to  
any law of the State.



JOHN H. DAVIS  
PROVISIONAL REGISTRAR OF  
PROVISIONAL REGISTRARS

ON THE NORTH : By 60'-0" wide road  
ON THE SOUTH : By part of Dag No. 90.  
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*

*Shri Jagat Singh*

BANJAY KUMAR JAIN  
ADVOCATE  
6, OLD CHINA BAZAR STREET  
KOLKATA - 700001

2.

*Nalay Mukherjee*

*Advocate*

52, Scott Avenue  
Calcutta

DYNASTY VANIJYA PVT. LTD.

NIRMAL COMPLEX PVT. LTD.

~~OLIVER ENCLAVE PVT. LTD.~~

OLIVER ENCLAVE PVT. LTD.

RITURAJ COMPLEX PVT. LTD.

*Deependra Singh*  
Director / Authorised Signatory

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ADDITIONAL REGISTRAR OF  
ASSURANCES, KOLKATA

SEARCHED  
INDEXED

Photo & Signatures  
of the Executants  
/Presentants

**SPECIMEN FOR TEN FINGERPRINTS**



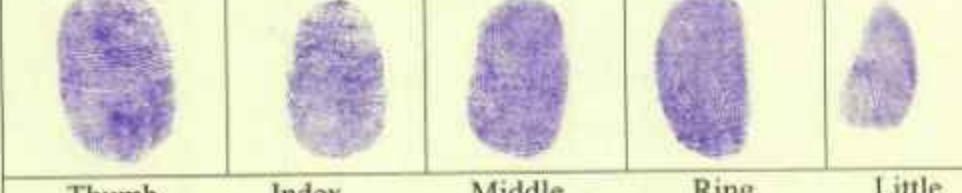
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**(Left Hand)**



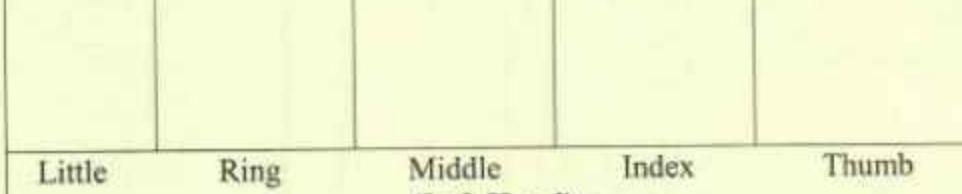
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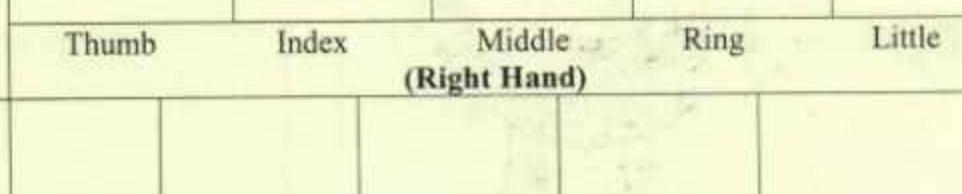
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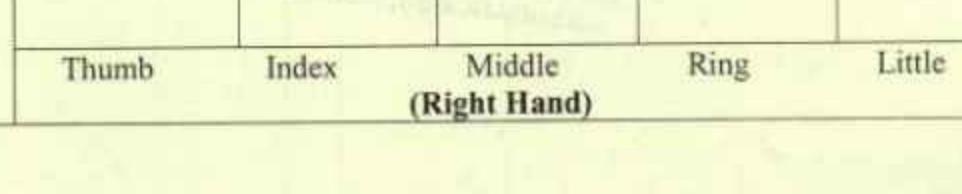
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**(Left Hand)**



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**(Right Hand)**

SHANTY KUMAR TIAL  
ADVOCATE  
8, OLD CHINI BAZAR STREET  
KOLKATA - 70007



9  
ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA,

SITE PLAN SHOWS THE PLOT OF LAND AT R.S. DAG NO. 90,  
KHATIAN NO. 104, 103 (NOW KHANDA KHATIAN 147/1),  
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 = 04K. 00CH. 00SFT.  
SHOWN IN RED BORDER LINE



60'0" WIDE ROAD

ROAD

60'0"

Part of  
Dag No. 90

04K/00CH/00SFT.

48'6"

63'6"

Part of  
Dag No. 90

Part of  
Dag No. 90

30'0" WIDE ROAD

DYNASTY VANJYA PVT. LTD.  
NIRMAL COMPLEX PVT. LTD.  
~~OLIVER ENCLAVE PVT. LTD.~~  
RITURAJ COMPLEX PVT. LTD.

Director/Authorised Signatory

30'0" WIDE ROAD

Shikha Javed Sha

REGISTRATION OF POLICIES

THIS DAY THE TWENTY-THREE  
MARCH, ONE THOUSAND EIGHTH  
THREE HUNDRED AND EIGHTY-THREE  
THERE WAS PRESENTED TO  
ME A POLICY OF LIFE INSURANCE  
WITH A SUM ASSURED OF ONE HUNDRED  
THREE THOUSAND RUPEES, AND  
THAT POLICY WAS REGISTERED  
AND PLACED IN MY OFFICE

OMN

REGISTRATION NUMBER

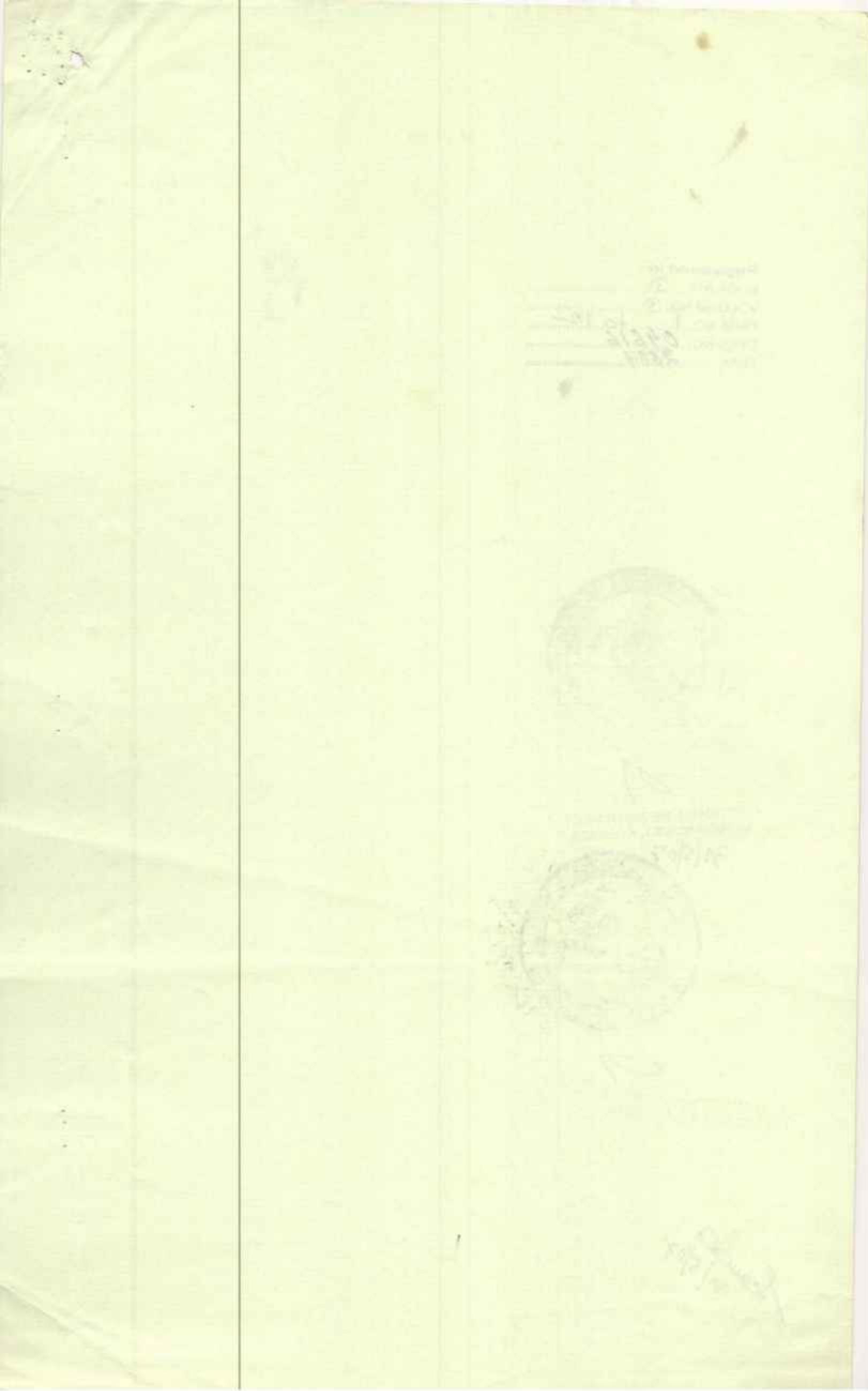
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MR. RAMU YAHAB  
YAHAB  
TANTRABAZAR AMBO DDO, R  
HOBSON - MURKON



9

ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA





Measurements,  $mm \pm 0.1$

9

T 02419

F3 PLOT-L 04617



পশ্চিমবঙ্গ পশ্চিম বেঙ্গাল WEST BENGAL

B 820073

ADDITIONAL REGISTRATION  
ASSURANCES-INDIA  
100  
78 100  
207 207 207 207

## CONVEYANCE

THIS DEED OF CONVEYANCE made this 21<sup>st</sup> day of February in the  
year Two Thousand and Seven Anno Domini.

### BETWEEN

SMT SWAPNA MONDAL wife of Sri Monotosh Mondal, a Hindu House  
Wife, residing at M/6, Sahid Smriti Colony, Police Station : Purba-Jadavpur,  
Kolkata : 700094, 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.

Registered in  
BOOK NO. 1  
VOLUME NO. 1  
PAGE NO. 1 to 12  
DEED NO. 04616  
YEAR. 2607



ADDITIONAL REGISTRAR OF  
ASSURANCES, CALCUTTA



ADDITIONAL REGISTRAR OF  
ASSURANCES, CALCUTTA

Scanned  
31/5/07

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 deed of sale dated 6<sup>th</sup> June 2002, stated thereunder the vendor have purchased and acquired ALL THAT a piece and parcel of land measuring a total 4(four)COTTAH 8(eight)CHITTACK 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) and 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 Timir Kumar Kundu son of Late Jagadish Chandra Kundu, by faith Hindu, by occupation business, residing at A/1, Ramkrishna Upanibesh, P.S. Jadavpur, Kolkata: 700032 and registered at S. R. Alipore in Book No. I, Volume No. 8, Pages 261 to 311 Being No. 01495 for the year 2003.

**AND WHEREAS** the said land is one compact area and one plot containing 4(four)cottah 8(eight)Chittack land owned and possessed by the said Vendor and has been paying the land revenue in respect of the said entire landed area purchased by the said Registered Bengali Kolbala dated 06.06.2002.

162612

M. Mukherjee Ad.

NAME  
ADDIA N. H. C. Ad.

21 FEB 2007

SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, E. & G. Roy Road, Kol. I



Presented for Registration

date of Deb. 08 Aug

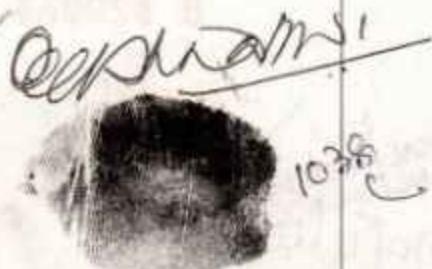
Krishna Peedi, Deob.

Vendor Residence

One of the members

ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA

8/2/07



1036

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

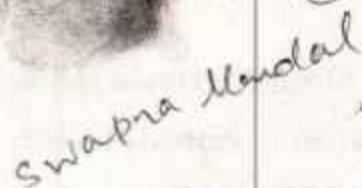


Director / Authorized Signatory

Official Seal of the Court



1036



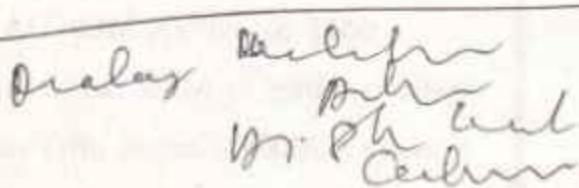
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Malay Mukherjee -

Advocate.

High Court Calcutta





ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA

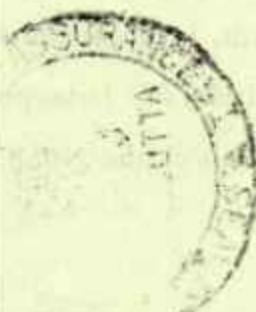
8/2/07

**AND WHEREAS** and ever since the said deed of Sale Dated 06.06.2002 the said vendor are in absolute khas possession control and enjoyment of the said land containing 4cottah 08Chittack 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) and enjoying the same 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 vendor being in financial requirement, have decided to sell out and transfer the said land containing an area of 4Cottah 8Chittack and on negotiations with the purchasers the Vendor have agreed to sell and the purchasers have agreed to purchase the said land containing 4Cottah 8Chittack comprised in R.S. Khatian No. 103(presently under Khanda Khatian No. 147/1) and 104, R.S. Dag no. 90, 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.13,00,000/- (Rupees thirteen 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 vendor has assured and represented unto the purchaser as follows:

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



**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 lis pendentes acquisitions requisitions and alignments.
3. The Vendor has 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 vendor has not received and is 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 lis pendentes.
5. The vendor has 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 vendor and believing the same to be correct and true as otherwise they would not have agreed to do so the purchasers have 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.13,00,000/- (Rupees thirteen Lac only)** Paid by the purchasers to the vendor at the execution of these presents (the receipt of which sum the vendor hereby as also by the receipt hereunder written admit and acknowledge and acquire the said purchaser and the said premises) The Vendor hereby sell, convey, transfer, grant, assure and assign to and unto the Purchasers the said lands being **All THAT compact plot of land, containing an area of 4Cottah 8Chittack, comprised in R.S. Khatian No.103 (presently under Khanda Khatian No. 147/1)**

9

ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA.

and 104, R.S. Dag no. 90, 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 Vendor 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, lis pendences 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 VENDOR DO HEREBY COVENANT WITH THE PURCHASER as follows:**

- (i) The right, title and interest in the land of the said premises which the Vendor does hereby profess to transfer subsists and that the Vendor 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 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

ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA.

every part thereof and to receive rents, issues and profits thereof without any interruption disturbance claim or demand whatsoever from or by the Vendor and her predecessors-in-title or any person or persons claiming through under or in trust for the Vendor and free and clear from and against all manner of encumbrances mortgages charges trust liens and attachments whatsoever;

(iv) The Vendor 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 Vendor has 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 Vendor is not free from all encumbrances as hereinbefore declared, the Vendor shall be liable both for civil and criminal actions which will be taken by the purchasers and the Vendor will be further bound to refund the consideration money and also compensate of any loss to be sustained by the purchasers.

SCHEDULE AS REFERRED TO ABOVE  
(SAID LAND)

ALL THAT piece and parcel of <sup>Danga</sup> land, containing an area of 04(four) Cottah 08(eight) Chittack, be the same a little more or less, comprising in R.S. Khatian No.103 (presently under Khanda Khatian No. 147/1) and 104, being part of R.S. Dag no. 90, 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) shown in red border on the plan hereto annexed **TOGETHER WITH** all rights of easements quasi-easement,

and the author's use of unorthodox methods and fully embracing soft cell knowledge. **SURVIVAL** will bring him into your library, his approach will be accepted and his methods will be adopted by many who would otherwise remain sceptical. **SURVIVAL** is the first journal of its kind that is genuinely multidisciplinary, and it is the first to publish a comprehensive collection of articles on survival.

**ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA**

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 : 60'-0" wide road.  
ON THE SOUTH : Part of Dag No. 90.  
ON THE EAST : By part of Dag No. 91  
ON THE WEST : 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  
 8, OLD CHINA BAZAR STREET  
 KOLKATA - 700001

*Swapna Mandal*

2. *Malay Sen* —  
 Advocate.  
 32, Scott Lane.  
*Caruji*

**DYNASTY VANIJYA PVT. LTD.**

**NIRMAL COMPLEX PVT. LTD.**

~~OLVER VENKATESWARA LTD.~~

**OL VER ENCLAVE PVT. LTD.**

**RITURAJ COMPLEX PVT. LTD.**

*Deshnami*  
 Director / Authorised Signatory

**ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA**

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchasers the within mentioned sum of Rs.13,00,000/- (Rupees thirteen Lac only) being the consideration in full and final payment as per memo below:

MEMO

	PARTICULARS	AMOUNT
	By Demand Draft No. 046450 dated 21.02.2007 drawn on City Bank, N.A.	Rs.13,00,000/-

WITNESS:

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

*Swapna Mandal*

2. *Malay Mukherjee*  
 Advocate

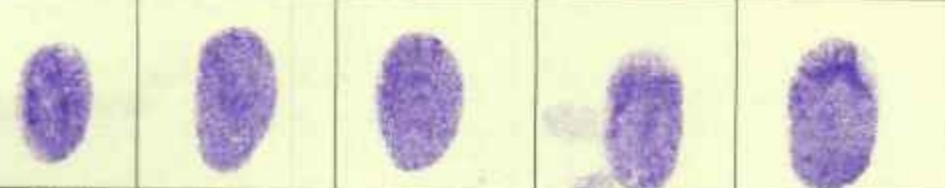


Photo & Signatures  
of the Executants  
/Presentants

**SPECIMEN FOR TEN FINGERPRINTS**



Swapna Mandale



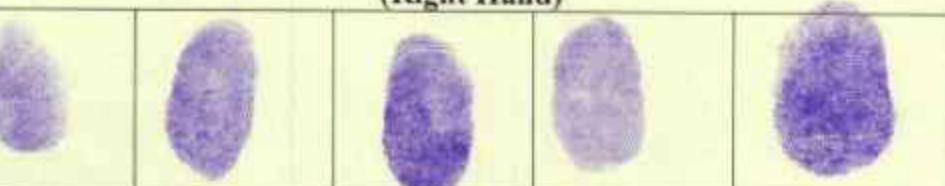
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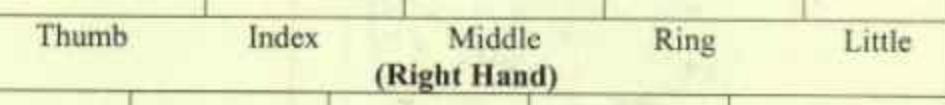
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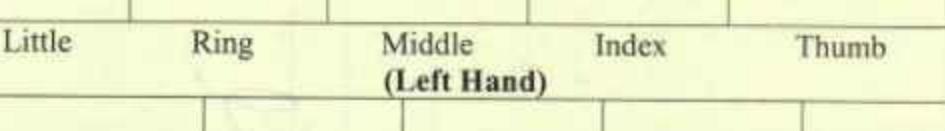
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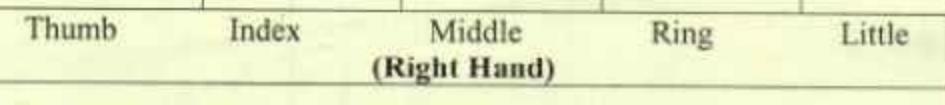
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(Left Hand)



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NOTIFICATION TO OWNER

NOTICE IS HEREBY SERVED UPON YOU AS THE OWNER  
BY NAME LOKESHWAR CHHATTI, WITH ASSISTANCE  
OF GOVINDRAO AND SURESH CHHATTI, AS A  
NOTICE RELATING TO THE LOSS AND DAMAGE OF THE VESSEL

OWNER

REGISTRAR

YARD, NO. 12, 1931, 1932-33, 1934-35, 1936-37  
AND 1937-38, 1938-39, 1939-40, 1940-41  
AND 1941-42, 1942-43, 1943-44, 1944-45  
AND 1945-46, 1946-47, 1947-48, 1948-49  
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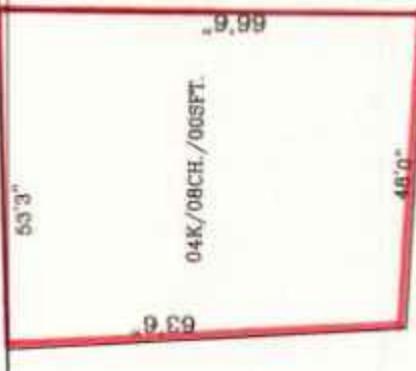
SITE PLAN SHOWS THE PLOT OF LAND AT R.S. DAG NO. 90,  
KHATIAN NO. 104, 103(NOW KHANDA KHATIAN 147/1),  
MOUZA - NAYABAD, J.L. NO. 25, UNDER K.M.C.  
WARD NO. 109, P.S. PURBA JADAVPUR, KOLKATA-700 094,

Scale 1"=30'

AREA OF LAND= 04K. 08CH. 00SFT.  
SHOWN IN RED BORDER LINE



60'0" WIDE ROAD



ROAD

WIDE

60'

46'0"

Part of  
Dag No. 90

9.99  
Part of  
Dag No. 90

30'0" WIDE ROAD

30'0" WIDE ROAD

Swapna Mandal

DYNASTY VANJYA PVT. LTD.  
NIRMAL COMPLEX PVT. LTD.  
~~OLIVER ENCLAVE PVT. LTD.~~  
OLIVER ENCLAVE PVT. LTD.  
NITURAJ COMPLEX PVT. LTD.

  
Director / Authorised Signatory

EXCELSIOR LIFE INSURANCE CO.



Left hand



Left hand



Right hand

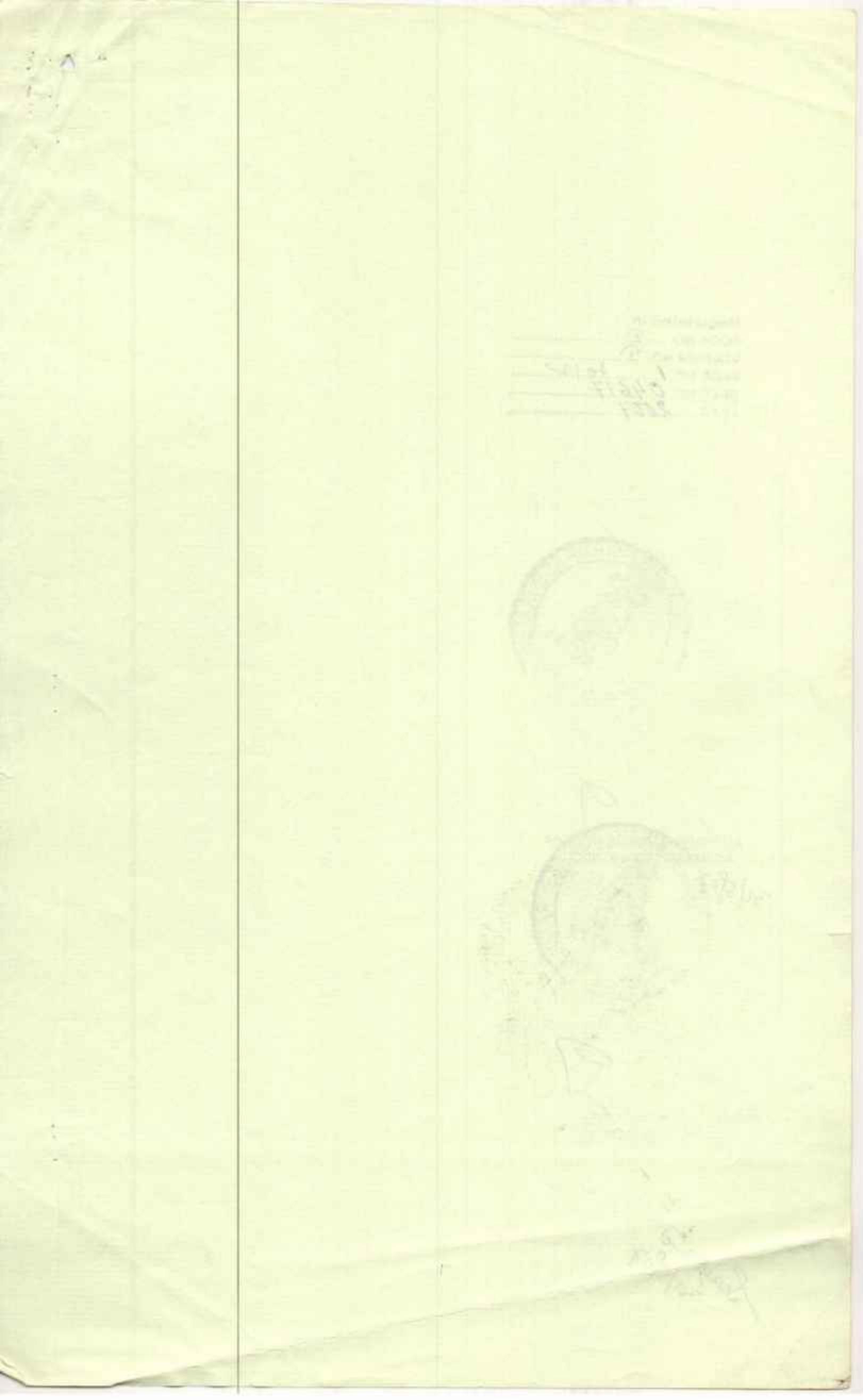


Right hand



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ADDITIONAL REGISTRAR OF  
ASSURANCES, CALCUTTA 4



Opposite (West) Boundary of the town

ALLIED CHARTERED LIFE INS.  
AND FIRE INSURANCE CO.  
LIMITED  
CHAMBERS, 14, B. T. G.  
BOMBAY, INDIA.

ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA-4



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Registered in  
BOOK NO. 1  
VOLUME NO. 1  
PAGE NO. 1 to 12  
DEED NO. 04617  
YEAR 2007



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ADDITIONAL RECORDS  
REGISTRATION NUMBER

Scanned  
26/5/07