02742 F5 PLOT-3 04673

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL B 825457

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

CONVEYANCE

THIS DEED OF CONVEYANCE made this day of February in the year Two Thousand and Seven Anno Domini.

Deficit "A" Fee Rs. 55.00

BETWEEN

SMT. ANITA SAHA, wife of Dr. Asish Kumar Saha, A Hindu Housewife, residing at Flat# 3A, 87/B, 3/1, Raja Subodh Mullick Road, Police Station: Jadavpur, Kolkata: 700047, hereinafter 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.**

S.B.I. Kolkata Gr. Gokhale Rd.
Cheque No. 096882, 372082
dt. 26.2, 19.2.07
Rs. (6689 + 17311)

S.B.I. Cheque No. 806211
24.4.07 For
220.00
Not once Paid as before Stamp duty.

ARA-I 20.4.07

164327

Malay Mukherjee Adv

NAME .....
ADDRESS .....
RS. .....
26 FEB 2007
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol.-1

Presented for Registration at 8.30 P.M
..... on the 26th
days of Feb 2007
Vendor Krishna Modi

ADDITIONAL REGISTRAR OF ASSURANCES, KOLKATA

(KRISHNA MODI)

1192

DYNASTY VANIJYA PVT. LTD.
NIRMAL COMPLEX PVT. LTD.
OLIVER EN[illegible] PVT. LTD.
RITURAJ COMPLEX PVT. LTD.
Director/Authorised Signatory

1) Krishna Devi Modi
2) Anita Saha

1191

Anita Saha.

Identified by me
Malay Mukherjee
Advocate.
High Court, Calcutta

Malay Mukherjee
Advocate
High Court
Calcutta

ADDITIONAL REGISTRAR OF ASSURANCES, 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 piece and parcel of land measuring 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 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 Mihir 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. 85, Pages 248 to 253 Being No. 3205 for the year 2000.

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

AND WHEREAS the said land is one compact area and one plot containing 02Cottah 08Chittack 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 Kolbala dated 16.06.2000.

AND WHEREAS and ever since the said Bengali Kobala Dated 12.06.2000 the said Vendor is in absolute khas possession control and enjoyment of the said land containing 2cottah 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 have been carrying on the agricultural activities and 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, has decided to sell out and transfer the said land containing an area of 2Cottah 8Chittack and on negotiations with the purchasers the vendor has 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.4,00,000/-(Rupees four 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 is entitled to deal with 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 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 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 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

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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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.4,00,000/-(Rupees four 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 does hereby sell, convey, transfer, grant, assure and assign to and unto the Purchasers the said lands being **All THAT** a piece and parcel of land, containing an area of 2(two) Cottah 8(eight) Chittack, comprised in R.S. Khatian No. 103 (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 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

attachments whatsoever.

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(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 land 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 purchaser.

SCHEDULE AS REFERRED TO ABOVE

(SAID LAND)

ALL THAT piece and parcel of land, containing an area of 2(two) Cottah 8(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, 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. Sankar Das
107/5 North Purbachal
Kolkata - 77.

Anita Saha.

2. Malay Mukherji
Advocate.
High Court, Calcutta

DYNASTY VANIJYA PVT. LTD.
NIRMAL COMPLEX PVT. LTD.
[redacted]
OLIVER ENCLAVE PVT. LTD.
RITURAJ COMPLEX PVT. LTD.
Director/Authorised Signatory

Drafted by me,

Malay Mukherji
Advocate.

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchasers the within mentioned sum of Rs.4,00,000/-(Rupees four Lac only) being the consideration in full and final payment as per memo below:

MEMO

PARTICULARS	AMOUNT (Rs.)
By Bank Draft No. 046649 dated 24.02.2007 drawn on Citi Bank, N.A. Calcutta	**Rs.4,00,000/-**

WITNESS:

1. Sankar Das
107/5 North Purbachal
Kol Kata - 79.

Arista Saha.

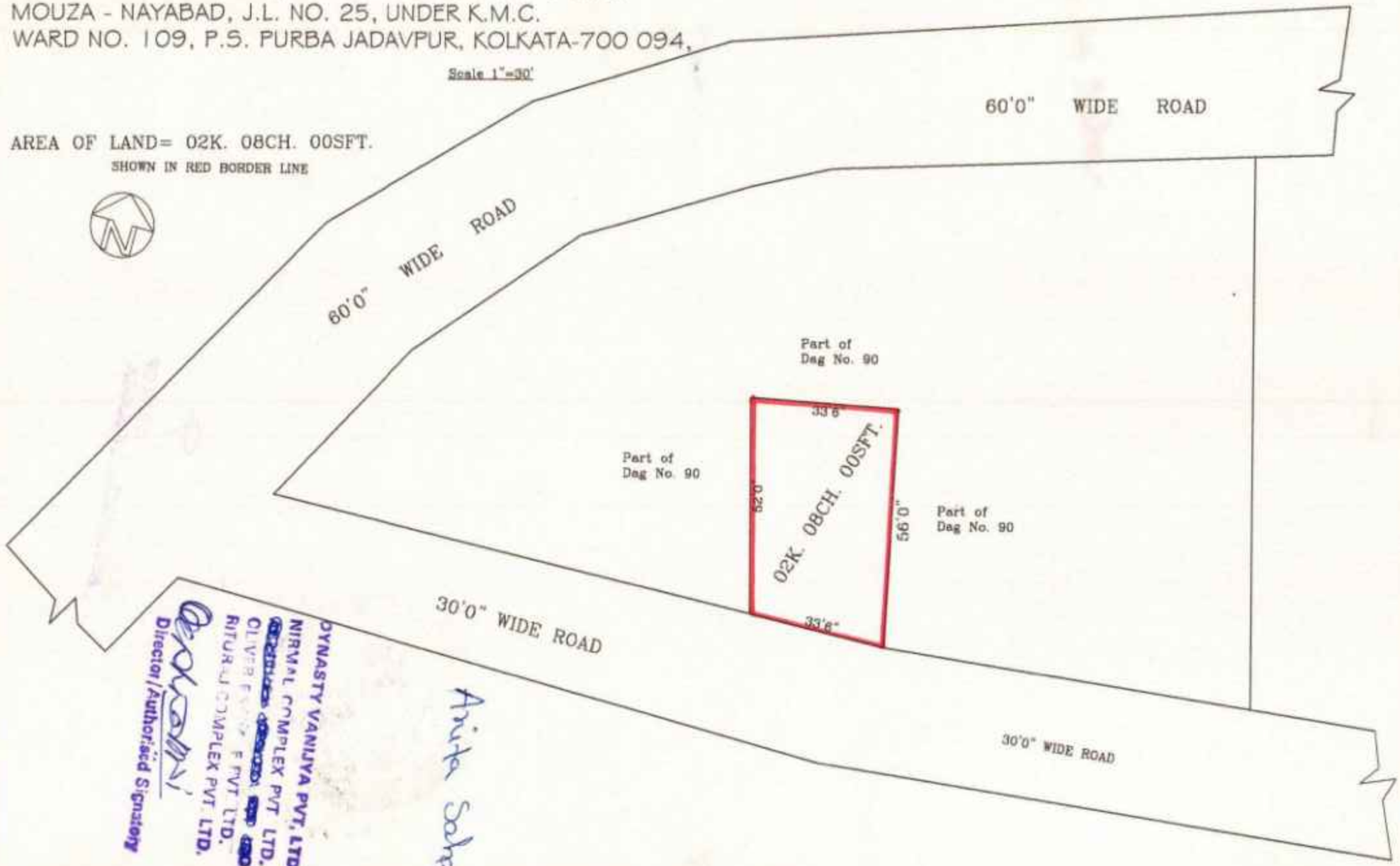
2. Malay Mukherji —
Advocate.
High Court Calcutta

ADDITIONAL REGISTRAR OF
ASSURANCES-II, 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= 02K. 08CH. 00SFT.
SHOWN IN RED BORDER LINE



DYNASTY VANIJYA PVT. LTD.
NIRMAL COMPLEX PVT. LTD.
OLIVE [illegible] PVT. LTD.
RITURAJ COMPLEX PVT. LTD.
Director/Authorised Signatory

Anita Saha.

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Photo & Signatures of the Executants /Presentants	SPECIMEN FOR TEN FINGERPRINTS
 Anita Saha.	Little, Ring, Middle, Index, Thumb **(Left Hand)** Thumb, Index, Middle, Ring, Little **(Right Hand)**
	Little, Ring, Middle, Index, Thumb **(Left Hand)** Thumb, Index, Middle, Ring, Little **(Right Hand)**
	Little, Ring, Middle, Index, Thumb **(Left Hand)** Thumb, Index, Middle, Ring, Little **(Right Hand)**
	Little, Ring, Middle, Index, Thumb **(Left Hand)** Thumb, Index, Middle, Ring, Little **(Right Hand)**

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REGISTRAR OF ASSURANCES, KOLKATA

Registered in
BOOK NO. I
VOLUME NO. I
PAGE NO. 1 to 13
DEED NO. 4673
YEAR. 2007

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA
31/5/07

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Scanned
31/5/07