

05610

F6

PLOT-2

05681



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S. B. I.

C. 153795

Cheque No. 720023

15.5.07

280.00

Paid at befor: Stamp duty,

Deficit "A" Fee Rs. 66.00

Subsequently realised

SBI Cheque No. 720023

DEED OF CONVEYANCE

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

17.5.07

THIS DEED OF CONVEYANCE made this 16th day of APRIL, TWO THOUSAND AND SEVEN Anno Domini.

BETWEEN

SMT SARASWATI MONDAL, wife of Sri Sundar Mondal, a Hindu Housewife, residing at Budherhat, Police Station : Purba Jadavpur, Kolkata : 700099, 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.

NIRMAL COMPLEX PVT. LTD.
 F.Y. STY VANUJA PVT. LTD.
 C. ENCLAVE PVT. LTD.
 H. COMPLEX PVT. LTD.

[Signature]
 Director Authorised Signatory

Overseas or

169362

16.4.07

4500/-

L.T. 9 of Saraswati Mondal
 by the pen of Sanjay Mondal
[Signature]

16 APR 2007

M/s. S.G. MUSKARA & CO.
Solicitor, Advocate & Notary
6A, K.S. Roy Road, 2nd Floor,
Kolkata-700 001.

16 APR 2007
B. CHATTERJEE
Notarized Stamp Vendor
Q. Q. Court
1 B & R.S. Roy Road, Calcutta

1148

aprami

2477
C

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

Presented for Registration
7-2584 on the 16th
days of April 2007
Vendor Residence by Krishna
Modi and
after that
ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA
16.4.07

aprami
Director / Authorized Signatory
(KRISHNA MODI)

2477

L.T. of Saraswati Mandar
by the pen of Sanjay Modi
15/04/07

Krishna Modi as Director / Authorized Signatory
for Nirmal Complex Pvt
Ltd + Dynasty Vanijya
Pvt Ltd + Oliver Enclave
Pvt Ltd + Nituraj Complex
Pvt Ltd + Saraswati
Mandar and Sundar
Mandar alias Oriental
House, 4th floor, 6C,
BIGIN RD. Pal-20

Identified by me
Mahendra Muskara
Advocate, High Court
Kolkata.

Mahendra Muskara
Adv. High Court
Kolkata.
ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA
16.4.07

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 Bengali Kobala dated 06.06.2002, the Vendor has purchased and acquired ALL THAT a piece and parcel of land admeasuring 8 (Eight) Chittacks, be the same a little more or less 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) morefully described in the Schedule hereunder (hereinafter referred to as "**the SAID LAND**") from Sri Samir 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 free from all encumbrances whatsoever for the consideration morefully described therein and duly registered at the office of D.S.R-III, Alipore and recorded in Book No. I, Volume No. 8, Pages 307 to 312 Being No. 1496 for the year 2003 .

AND WHEREAS and ever since the said Bengali Kobala Dated 06.06.2002 the said Vendor is in absolute khas possession control and enjoyment of the Said land measuring 08 (Eight) Chittacks 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 lispences 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 8 (Eight) Chittacks and on negotiations with the purchasers the vendor has agreed to sell and the purchasers have agreed to purchase the said land containing 8 (Eight) Chittacks

*L.T.G. of Saraswati
Mandal. by the power
Sanjay Mandal*



Sanjay Mandal



✓
ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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 No. 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 hereinafter called the said land at a price of Rs. 75,000/- (Rupees Seventy Five thousand 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 Purchasers as follows:

1. The Vendor is has 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 is not aware of any notice of acquisitions or requisition, development or alignments of any statutory authority or authorities for 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 all encumbrances, mortgages, charges, lispendences, claims, demands, liabilities, acquisitions, requisitions, attachments, debutter, alignment and trusts whatsoever.
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, the Purchasers have agreed to purchase the Said Land in their favour free from all encumbrances by paying the agreed consideration money to the Vendor and the Vendor has agreed to execute this Deed of Conveyance in favour of the Purchasers transferring her entire right title and interest in the Said Land in favour of the Purchasers.

L.T. I. of Samant
Signed by the pen of
Surya Maitra



Surya Maitra




ADDITIONAL REGISTRAR OF
ASSURANCES-4, KOLKATA

NOW THIS INDENTURE WITNESSES that in the premises and pursuance of the said agreement and in consideration of the said sum of **Rs. 75,000/- (Rupees Seventy Five Thousand 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 sells, conveys, transfers, grants, assures and assigns to and unto the Purchasers the Said Land being **All THAT** piece and parcel of land, containing an area of 8 (Eight) Chittacks 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 No.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, lispendencies 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 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 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 Vendor has delivered the vacant and peaceful physical possession of the said land to the Purchasers on the date of execution of this Deed of Conveyance.
- (iii) 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.

L.T. 9 of Saraswati
Mandal by the power of
Sanjay Mandal



20/12/2019




ADDITIONAL REGISTRAR OF
ASSURANCES-4, KOLKATA

- (iv) 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 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;
- (v) 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;
- (vi) 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.
- (vii) 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 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 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, 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 : 60'0" Wide Road.

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

L.T. 2. of Sasasmita
Maidul by the pen of
Sanjay Mandal

Sanjay Mandal



5
ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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
by **SMT. SARASWATI MONDAL**, the
Vendor abovenamed at Kolkata in the
presence of :

1 Tapan Mondal
Bader nat
Kal-99

2 Saumbar 800
167/5 North Parbe char
Kolkata - 75

L.T. 9 of Saraswati Mondal
by the pen of Sanjay Mondal
Smt. Mondal

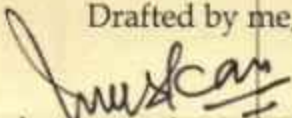
SIGNED SEALED AND DELIVERED
by **SRI KRISHNA MODI**, Authorised
Signatory of the **PURCHASERS**
abovenamed at Kolkata in the
presence of :

Sanjay Jain
9, Old China Bazar Street,
Kolkata - 700 001

KIRMAI COMPLEX PVT. LTD.
DYNASTY VANIJYA PVT. LTD.
OLIVER ENCLAVE PVT. LTD.
BITURAJ COMPLEX PVT. LTD.

Director, authorised Signatory

Drafted by me,


Mahendra Kuskara
Advocate



✓
ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Photo & Signatures
of the Executants
/Presentants

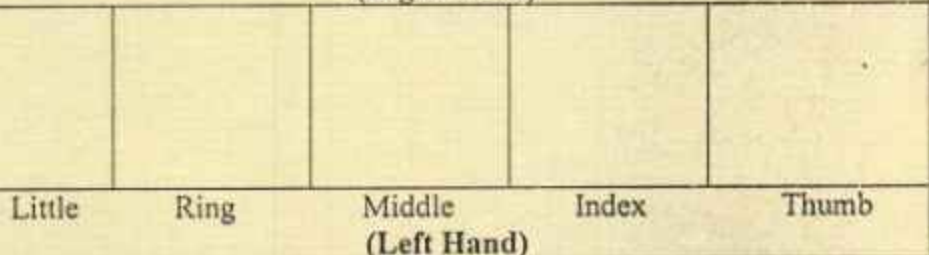
SPECIMEN FOR TEN FINGERPRINTS



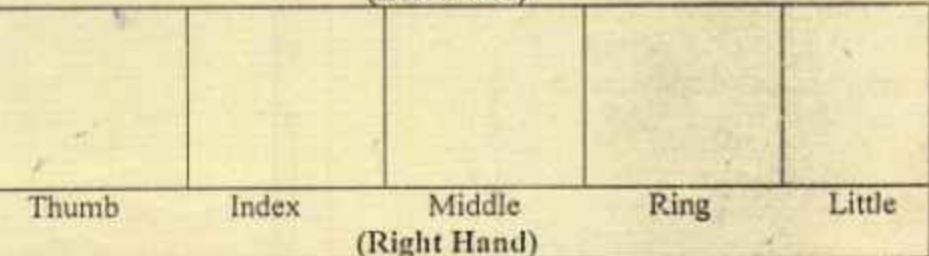
Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



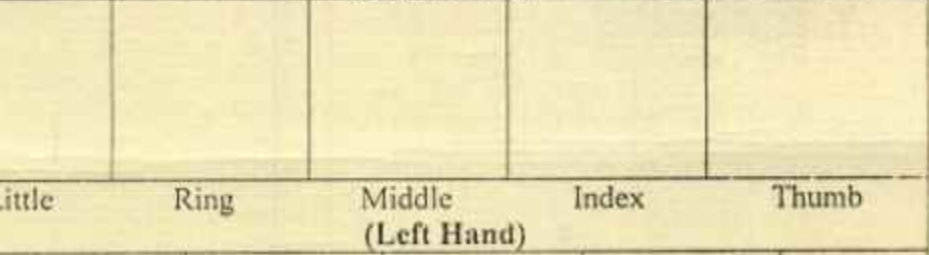
[Handwritten signature in blue ink]



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)

*2-7-84 at Saranpatti
Mandir by the power of
Sri Sri Sri*



✓
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= 00K. 08CH. 00SFT.
SHOWN IN RED BORDER LINE



60'0" WIDE ROAD

ROAD
60'0" WIDE ROAD

Part of
Dag No. 90

Part of
Dag No. 90

Part of
Dag No. 90

NIRMAL COMPLEX PVT. LTD.
DYNAS Y SANIYA PVT. LTD.
OLIVER ENCLAVE PVT. LTD.
RITURAJ COMPLEX PVT. LTD.

[Signature]
Director, Authorized Signatory

30'0" WIDE ROAD

L.T. 9 of Saraswati
Mandir by the Pan of
Sanjay Mandir
Saraswati



5
ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs.75,000/- (Rupees Seventy Five Thousand only) being the consideration in full and final payment as per memo below:

MEMO

PARTICULARS	AMOUNT
By Cash on 16 th April, 2007 from the Purchasers to the Vendor	Rs. 75,000/-

WITNESS:

1 Tapan Mondal
Budeve hat
Kul-99

2 Sanner su
102/5 North purba chad
Kulhali - 28.

(SARASWATI MONDAL)

E.T.O of Saraswati Mondal
by the pen of Sanjay Mondal
संजय मोंदल

Registered in
BOOK NO. 1
VOLUME NO. 1
PAGE NO. 1
DEPT. NO. 05681
YEAR 2007



ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

3-8-07



ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

Sealed
3-8-07

06609

F7

Plot-2

05680



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S. B. I. C 153796

Cheque No. 720022

Rs. 15,500/-

Rs. 630/-

has been Paid as before Stamp duty.

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 16th day of APRIL, TWO THOUSAND AND SEVEN Anno Domini.

BETWEEN

SMT SHARI BALA MONDAL, widow of Late Bhishma Mondal, a Hindu Housewife, residing at Budherhat, Police Station : Purba Jadavpur, Kolkata : 700099, 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.

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

A-16391

B-7

C-551

D-251

E-7

F-7

G-7

H-7

I-7

J-7

K-7

L-7

M-7

N-7

O-7

P-7

Q-7

R-7

S-7

T-7

Deficit "A" Fee Rs. 132.00

Subsequently realised

SBI Cheque No. 13200

1730

1730

1730

1730

1730

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1730

1730

L.T. of Saribala Mondal
by the Pen of Saribala Mondal

51/250
52/250
250

4147

176 APR 2007

M/s. S.G. MUSKARA & CO.
Solicitor, Advocate & Notary
6A, Roy Road, 2nd Floor
Kolkata - 700 001.

18 APR 2007
D. CHATTERJEE
Notarised Stamp Vendor
Q. Q. Court
1 & 2, B.R. Roy Road, Calcutta

Presented for Registration
7 copies on the 16th
day of April 2007
Vendor Residence

by Krishna
Modi and
of the ref.

ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA
16-4-07

Chatterjee



2477

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

Chatterjee

(KRISHNA MODI)



2478

L.T. 9 of Charibala Mandal
by the power of Sanjoy Marder

2479



Krishna Modi as Director
Authorized Signatures
for Nirmal complex
put led + Dynasty Vanijya
put led + Oliver
Enclave put led +
Rituraj complex put
led + Charibala
Mandal etc. Late Bhish
ma Mandal alias
Oriental House at 100
6C, Alga Road Cal-20

Mahendra Muskara
Adv. H. Court
Cal.

Identified by me
Muskar
Mahendra Muskara
Advocate, High Court
Kolkata.

ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA
16-4-07

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 Bengali Kobala dated 06.06.2002, the Vendor has purchased and acquired ALL THAT a piece and parcel of land admeasuring 1 (One) Cottah, be the same a little more or less 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) morefully described in the Schedule hereunder (hereinafter referred to as "the SAID LAND") from Sri Samir 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 free from all encumbrances whatsoever for the consideration morefully described therein and duly registered at the office of D.S.R-III, Alipore and recorded in Book No. I, Volume No. 8, Pages 241 to 260 Being No. 1494 for the year 2003.

AND WHEREAS and ever since the said Bengali Kobala Dated 06.06.2002 the said Vendor is in absolute khas possession control and enjoyment of the Said land measuring 1 (One) Cottah 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 Vendor being in financial requirement, has decided to sell out and transfer the Said Land containing an area of 1 (One) Cottah and on negotiations with the Purchasers the Vendor has agreed to sell and the Purchasers have agreed to purchase the Said Land containing 1 (One) Cottah

L.T. of Sharibab
Maded by the pen of
Sanjay Madel

2022/2/28



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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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 No. 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 hereinafter called the said land at a price of **Rs.1,50,000/- (Rupees One Lac Fifty thousand 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 Purchasers as follows:

1. The Vendor is has 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 is not aware of any notice of acquisitions or requisition, development or alignments of any statutory authority or authorities for 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 all encumbrances, mortgages, charges, lispendences, claims, demands, liabilities, acquisitions, requisitions, attachments, debutter, alignment and trusts whatsoever.
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, the Purchasers have agreed to purchase the Said Land in their favour free from all encumbrances by paying the agreed consideration money to the Vendor and the Vendor has agreed to execute this Deed of Conveyance in favour of the Purchasers transferring her entire right title and interest in the Said Land in favour of the Purchasers.

L.T. 9 of Sherrif
Mandal by the Power of
Sanjay Mandal



5
ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

NOW THIS INDENTURE WITNESSES that in the premises and pursuance of the said agreement and in consideration of the said sum of **Rs.1,50,000/- (Rupees One Lac Fifty thousand 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 sells, conveys, transfers, grants, assures and assigns to and unto the Purchasers the Said Land being **All THAT** piece and parcel of land, containing an area of 1 (One) Cottah 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 No.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, 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 VENDOR DOES 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 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 Vendor has delivered the vacant and peaceful physical possession of the said land to the Purchasers on the date of execution of this Deed of Conveyance.
- (iii) 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.

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Sanjay Manda

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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

- (iv) 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 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;
- (v) 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;
- (vi) 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.
- (vii) 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 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 1 (One) 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 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 : 60'0" Wide Road.

ON THE SOUTH : By Part of Dag No. 90

L.T.O. of Shanihala
Mandel by the pen
of Sanjay Madan
5/10/21 5/10/21



5
ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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
by **SMT. SHARI BALA MONDAL**, the
Vendor abovenamed at Kolkata in the
presence of :

1. *Shari Mondal*
Budher hat - Kol - 99
2. *Sauran Das*
147/5 or 16 Purba Chel
Rail Kala - 78

L.T.D. of Sharibala Mondal
by the per of Sanjay Mondal
Signature

SIGNED SEALED AND DELIVERED
by **SRI KRISHNA MODI**, Authorised
Signatory of the **PURCHASERS**
abovenamed at Kolkata in the
presence of :

Sanjay Jain
9, Old China Bazar Breeze,
Kolkata - 700 001

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

[Signature]
Director, Authorised Signatory.

Drafted by me,
Mahendra Mukherjee
Advocate



3
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= 01K. 00CH. 00SFT.
SHOWN IN RED BORDER LINE



60'0" WIDE ROAD



Part of
Dag No. 90

Part of
Dag No. 90

Part of
Dag No. 90

60'0" WIDE ROAD

NIRMAL COMPLEX PVT. LTD.
DYNAS-Y VANDHYA PVT. LTD.
OLIVER ENCLAVE PVT. LTD.
RITURAJ COMPLEX PVT. LTD.

[Signature]
Director, Authorized Signatory.

30'0" WIDE ROAD

L.T.S of Shatabala
Mandal by the pen of
Sanjay Mandal
25/11/2019

WITNESSES: JAMES W. LEE, JR.
JAMES W. LEE, JR.
JAMES W. LEE, JR.



ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Photo & Signatures
of the Executants
/Presentants

SPECIMEN FOR TEN FINGERPRINTS



Little	Ring	Middle	Index	Thumb
(Left Hand)				
Thumb	Index	Middle	Ring	Little
(Right Hand)				

L.T. 98 Shambhu
Mandil by the pen of
[Signature]



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(Left Hand)				
Thumb	Index	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Index	Thumb
(Left Hand)				
Thumb	Index	Middle	Ring	Little
(Right Hand)				

[Signature]

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(Left Hand)				
Thumb	Index	Middle	Ring	Little
(Right Hand)				



[Handwritten signature]
ADDITIONAL REGISTRAR OF
ASSURANCE, KOLKATA

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs.1,50,000/- (Rupees One Lac Fifty thousand only) being the consideration in full and final payment as per memo below:

MEMO

PARTICULARS	AMOUNT
By Cash on 16 th April, 2007 from the Purchasers to the Vendor	Rs. 1,50,000/-

WITNESS:

1. Topan Mondal
Baderi next
Kal - 99

2. Saurav Das
107/5 North Purna Chal
Kutkula - 78



(SHARI BALA MONDAL)

L.T. 9. of Sharani Bala Mondal
by the pan of Sonjay Mondal
Signature of Sonjay Mondal

Registered In
BOOK NO. 1
VOLUME NO. 2 TO 11
PAGE NO. 1
DEED NO. 05680
YEAR 2007



ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

3-8-07



ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

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Plot-2

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पश्चिम बंगाल WEST BENGAL

B 392795

CONVEYANCE

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

BETWEEN

SRI SANDIP SARKAR, son of Late Nishikanta Sarkar, a Hindu Businessman, residing at Nabagram, Garia, Post Panchpota, Police Station Sonarpur, Kolkata-700152 in the District of 24 Parganas(South), 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 his heirs, legal representatives, executors, administrators and assigns) of the ONE PART.

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Elgin Road Br.
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255
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400

0228

468070

143873

SANJAY KUMAR JAIN
Advocate

8, 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, Kolkata

Krishna Modi
(KRISHNA MODI)

Gorun
Presented for Registration
Wishu Bedi
Vendor Registered
19/1/07

Krishna Modi
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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 dated 22.07.2005, stated hereunder the vendor has purchased and acquired ALL THAT a piece and parcel of land measuring 2COTTAH 9CHITTACK 5Sq. Ft 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 Smt Aruna Kundu Kundu wife 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.

11. MEMBERSHIP. The members of the company shall be those persons who have been admitted to membership by the Board of Directors and who have paid the subscription fee and the first instalment of the share capital. The members of the company shall be entitled to attend and vote at all general meetings of the company and to elect and be elected to the office of Director. The members of the company shall be entitled to receive dividends and other payments made by the company to its members. The members of the company shall be bound by the provisions of the Memorandum of Association and the Articles of Association of the company.

12. DIVIDENDS. The Board of Directors may declare dividends to be paid to the members of the company in proportion to the shares held by them. The dividends shall be paid in cash or by cheque or by transfer to the member's account with a bank. The dividends shall be paid to the members of the company who are entitled to receive them on the date when the dividends are declared. The dividends shall be paid to the members of the company who are entitled to receive them on the date when the dividends are declared.

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Alipore in Book No. I, Volume No. 10, Pages 7545 to 7560 Being No. 4695 for the year 2005.

AND WHEREAS the said land is one compact area and one plot containing 02(TWO) Cottah 09(NINE) Chittack 05(FIVE) Sq. Ft. land owned and possessed by the said Vendor and He has been paying the land revenue in respect of the said to the government of West Bengal.

AND WHEREAS ever since the said Bengali Kobala Dated 22.07.2005 the said Vendor is in absolute khas possession control and enjoyment of the said land containing 02 (two)cottah 09(nine)Chittack 05(five)Sq.Ft. 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) 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 Vendor being in financial requirement, has decided to sell out and transfer the said land containing an area of 2(Two)Cottah 9(Nine)Chittack 5(Five)Sq.Ft. and on negotiations with the purchasers the vendor has agreed to sell and the purchasers have agreed to purchase the said land containing 2(two)Cottah 9(nine)Chittack 5(five)Sq.Ft. comprised in R.S. Khatian No.103 (presently Khanda Khatian No. 147/1 under 103) 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 of the Kolkata Municipal Corporation (added area), within the

10/10/1914

THE UNDERSIGNED HAS BEEN ADVISED BY THE REGISTRAR OF ASSURANCES, CALCUTTA, THAT THE ASSURANCE COMPANY, THE ASSURANCE COMPANY, CALCUTTA, HAS BEEN LICENSED TO ACCEPT ASSURANCE BUSINESS IN THE PROVINCE OF BENGAL.

THE UNDERSIGNED HAS BEEN ADVISED BY THE REGISTRAR OF ASSURANCES, CALCUTTA, THAT THE ASSURANCE COMPANY, THE ASSURANCE COMPANY, CALCUTTA, HAS BEEN LICENSED TO ACCEPT ASSURANCE BUSINESS IN THE PROVINCE OF BENGAL.

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ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

District 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 4,68,000/- (Rupees Four Lacs Sixty Eight Thousand) 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 and 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 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 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

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 the Purchasers would not 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. 4,68,000/- (Rupees Four Lac Sixty Eight Thousand)** 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) The Vendor hereby sell, convey, transfer, grant, assure and assign to and unto the Purchasers the said lands being **All THAT** piece and parcel of land containing an area of 2(two)Cottah 9(nine)Chittack 5(five)Sq. Ft. comprised in R.S. Khatian No.103 (presently Khanda Khatian No. 147/1 under 103) 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

The first of the two is the fact that the
 Government of India has decided to
 take over the management of the
 railways and the postal and telegraph
 services. This decision was taken
 in 1947, and it has since then
 been a matter of course that the
 Government should take over the
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 has since then been a matter of
 course that the Government should
 take over the management of these
 services. The third fact is that the
 Government has decided to take over
 the management of the railways and
 the postal and telegraph services.



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ADDITIONAL REGISTRAR OF
 ASSURANCES-I, KOLKATA

shares absolutely and forever as heritable and transferable estate in fee simple in possession, acquisitions, requisitions, alignments, dispendences 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 said land 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 any interruption disturbance claim or demand whatsoever from or by the Vendor and his 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

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ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

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 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 purchaser.

THE SCHEDULE AS ABOVE REFERRED TO

(SAID LAND)

ALL THAT piece and parcel of land, containing an area of 2(two)Cottah 9(nine)Chittack 5(five)Sq. Ft, be the same a little more or less, comprising in R.S. Khatian No. 103 (presently Khanda Khatian No. 147/1 under 103) and R.S. Khatian No.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 of 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

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 and the ninety-eighth...
 and the ninety-ninth...
 and the hundredth...

THE ASSURANCE COMPANY LIMITED
 KOLKATA



ADDITIONAL REGISTRAR OF
 ASSURANCES - KOLKATA

lines, sewer, drain, surface and/or overhead of the soil
butted and bounded by

ON THE NORTH : 60'-0" wide Road.
ON THE SOUTH : By part of R.S. Dag No. 90.
ON THE EAST : By part of R.S. Dag No. 90.
ON THE WEST : By part of R.S. 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 :

Sandip Sankar

1. *Malay Mukherjee -*
Advocate.
32, Scott Lane, Cal-9.

2. *Srin Dasgupta*
6C, Algin Road,
Kolkata-20.

For M/s. Nirmal Complex Private Limited,

~~M/s. Oliver Enclave Private Limited,~~

M/s. Oliver Enclave Private Limited,

M/s. Rituraj Complex Private Limited.

DYNASTY VANIYA PVT, LTD

[Signature]

Director / Authorised Signatory

1. The first condition is that the policy should be issued in accordance with the provisions of the Act.

2. The second condition is that the policy should be issued in accordance with the provisions of the Act.

3. The third condition is that the policy should be issued in accordance with the provisions of the Act.

4. The fourth condition is that the policy should be issued in accordance with the provisions of the Act.

5. The fifth condition is that the policy should be issued in accordance with the provisions of the Act.

6. The sixth condition is that the policy should be issued in accordance with the provisions of the Act.

7. The seventh condition is that the policy should be issued in accordance with the provisions of the Act.

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ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

MEMO OF CONSIDERATION

RECEIVED of and from the
within named purchasers the
within mentioned sum of
Rs. 4,68,000/- (Rupees Four Lac
Sixty Eight Thousand) only
being the consideration in
full and final payment as per
memo below:

MEMO

PARTICULARS	AMOUNT
By Bank Draft NO. 46566 dated 19.2.07 drawn on Citi Bank, N.A.	Rs. 4,68,000/-

WITNESS:

1. Mahang Mukherji -
Advocate.
32, Scott Lane, Cal-9.
2. Raju Daga.
60 Elgin Road,
Ho/Mata-20.

Sandip Sen

MEMO FOR CONSIDERATION

RECEIVED BY THE BOARD OF
DIRECTORS OF THE COMPANY
ON THE 12th DAY OF JANUARY
1900. THE FOLLOWING
MEMO WAS PRESENTED
BY THE MANAGING DIRECTOR
AND READ ALoud.

MEMO

DATE	DESCRIPTION
1900. 12. 12	By Bank Draft No. 45234 on 11/12/00 to the order of the Company

RECEIVED

1900. 12. 12
P. M. 4. 30

per order
of the Board
of Directors



ADDITIONAL REGISTRAR OF
ASSURANCE, KOLKATA

9

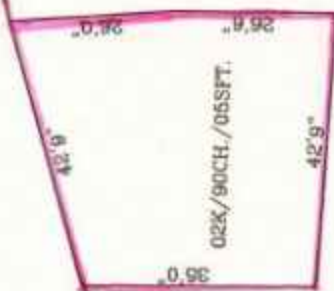
SITE PLAN SHOWS THE PLOT OF LAND AT R.S. DAG NO. 90,
 KHATIAN NO. 104, 103(NOW KHANDA KHATIAN 147/1),
 MOUZA-NAYABAD, J.L. NO. 25, UNDER K.M.C.
 WARD NO. 109, P.S. PURBA JADAVPUR, KOLKATA-700 094,

Scale 1"=30'

AREA OF LAND= 02K. 09CH. 05SFT.
 SHOWN IN RED BORDER LINE



60'0" WIDE ROAD



Part of
 Dag No. 90

Part of
 Dag No. 90

Part of
 Dag No. 90

30'0" WIDE ROAD

30'0" WIDE ROAD

Sandip Sarker

DYNASTY VANIJYA PVT, LTD.

NIRMAL COMPLEX PVT. LTD.

OLIVER ENCLAVE PVT. LTD.

RURAL COMPLEX LTD.

[Signature]
 Director/Authorised Signatory



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ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

Photo & Signatures of the Executants /Presentants	SPECIMEN FOR TEN FINGERPRINTS																								
																									
	Little Ring Middle Index Thumb (Left Hand)																								
Thumb Index Middle Ring Little (Right Hand)																									
																									
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YEAR. 2007



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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

21/5/07



ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Scanned
21/5/07