

16 APR 2007

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

W1478

16 APR 2007
B. CHATTERJEE
Enclosed Stamp Voucher
C. C. Court
B.B. B.S. Roy Road, Calcutta-700 001

Debashree

2477

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

Debashree
Duly Authorised Signatory
(KRISHNA MODI)

2479

L.T. 9 of Saraswati Mandir
by the son of Sanjay Modi

57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/299/300/301/302/303/304/305/306/307/308/309/3010/3011/3012/3013/3014/3015/3016/3017/3018/3019/3020/3021/3022/3023/3024/3025/3026/3027/3028/3029/3030/3031/3032/3033/3034/3035/3036/3037/3038/3039/3040/3041/3042/3043/3044/3045/3046/3047/3048/3049/3050/3051/3052/3053/3054/3055/3056/3057/3058/3059/3060/3061/3062/3063/3064/3065/3066/3067/3068/3069/3070/3071/3072/3073/3074/3075/3076/3077/3078/3079/3080/3081/3082/3083/3084/3085/3086/3087/3088/3089/30810/30811/30812/30813/30814/30815/30816/30817/30818/30819/30820/30821/30822/30823/30824/30825/30826/30827/30828/30829/30830/30831/30832/30833/30834/30835/30836/30837/30838/30839/30840/30841/30842/30843/30844/30845/30846/30847/30848/30849/30850/30851/30852/30853/30854/30855/30856/30857/30858/30859/30860/30861/30862/30863/30864/30865/30866/30867/30868/30869/30870/30871/30872/30873/30874/30875/30876/30877/30878/30879/30880/30881/30882/30883/30884/30885/30886/30887/30888/30889/308810/308811/308812/308813/308814/308815/308816/308817/308818/308819/308820/308821/308822/308823/308824/308825/308826/308827/308828/308829/308830/308831/308832/308833/308834/308835/308836/308837/308838/308839/308840/308841/308842/308843/308844/308845/308846/308847/308848/308849/308850/308851/308852/308853/308854/308855/308856/308857/308858/308859/308860/308861/308862/308863/308864/308865/308866/308867/308868/308869/308870/308871/308872/308873/308874/308875/308876/308877/308878/308879/308880/308881/308882/308883/308884/308885/308886/308887/308888/308889/3088810/3088811/3088812/3088813/3088814/3088815/3088816/3088817/3088818/3088819/3088820/3088821/3088822/3088823/3088824/3088825/3088826/3088827/3088828/3088829/3088830/3088831/3088832/3088833/3088834/3088835/3088836/3088837/3088838/3088839/3088840/3088841/3088842/3088843/3088844/3088845/3088846/3088847/3088848/3088849/3088850/3088851/3088852/3088853/3088854/3088855/3088856/3088857/3088858/3088859/3088860/3088861/3088862/3088863/3088864/3088865/3088866/3088867/3088868/3088869/3088870/3088871/3088872/3088873/3088874/3088875/3088876/3088877/3088878/3088879/3088880/3088881/3088882/3088883/3088884/3088885/3088886/3088887/3088888/3088889/30888810/30888811/30888812/30888813/30888814/30888815/30888816/30888817/30888818/30888819/30888820/30888821/30888822/30888823/30888824/30888825/30888826/30888827/30888828/30888829/30888830/30888831/30888832/30888833/30888834/30888835/30888836/30888837/30888838/30888839/30888840/30888841/30888842/30888843/30888844/30888845/30888846/30888847/30888848/30888849/30888850/30888851/30888852/30888853/30888854/30888855/30888856/30888857/30888858/30888859/30888860/30888861/30888862/30888863/30888864/30888865/30888866/30888867/30888868/30888869/30888870/30888871/30888872/30888873/30888874/30888875/30888876/30888877/30888878/30888879/30888880/30888881/30888882/30888883/30888884/30888885/30888886/30888887/30888888/30888889/308888810/308888811/308888812/308888813/308888814/308888815/308888816/308888817/308888818/308888819/308888820/308888821/308888822/308888823/308888824/308888825/308888826/308888827/308888828/308888829/308888830/308888831/308888832/308888833/308888834/308888835/308888836/308888837/308888838/308888839/308888840/308888841/308888842/308888843/308888844/308888845/308888846/308888847/308888848/308888849/308888850/308888851/308888852/308888853/308888854/308888855/308888856/308888857/308888858/308888859/308888860/308888861/308888862/308888863/308888864/308888865/308888866/308888867/308888868/308888869/308888870/308888871/308888872/308888873/308888874/308888875/308888876/308888877/308888878/308888879/308888880/308888881/308888882/308888883/308888884/308888885/308888886/308888887/308888888/308888889/3088888810/3088888811/3088888812/3088888813/3088888814/3088888815/3088888816/3088888817/3088888818/3088888819/3088888820/3088888821/3088888822/3088888823/3088888824/3088888825/3088888826/3088888827/3088888828/3088888829/3088888830/3088888831/3088888832/3088888833/3088888834/3088888835/3088888836/3088888837/3088888838/3088888839/3088888840/3088888841/3088888842/3088888843/3088888844/3088888845/3088888846/3088888847/308888884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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 VANIJIYA 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..**

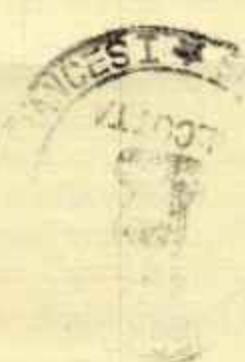
WHEREAS by a Registered Bengali Kobala dated 06.06.2002, the Vendor has purchased and acquired ALL THAT a piece and parcel of land admeasuring 8 (Eight) Chittacks, be the same a little more or less comprised in Mouza: Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3 being part of R.S. Dag No. 90, R.S. 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 lis pendentes 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. of Sarawati
Mandal, by the power
Sanjay Hadeas

Signature



✓
ADDITIONAL REGISTRAR OF
ASSURANCES, 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. 9. of Samvat
Nawab by the pen of
Surya Nawab



Surya Nawab



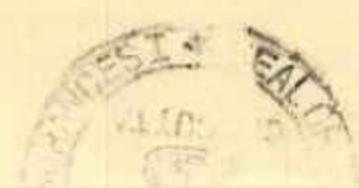
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ADDITIONAL REGISTRAR OF
ASSURANCES-I. L. O. C.
KOLKATA

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, lis pendentes 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*



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ADDITIONAL REGISTRAR OF
ASSURANCES, 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 Sasandri
Mandir by the son of
Sanjay Mandir

2022-2023



✓
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 Topan Mondal
Baderhat
Kol-99

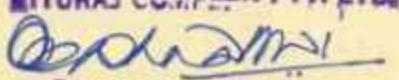
2 Sanjeev
167/5 Bora parba chas
Kuttrajia - 75

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

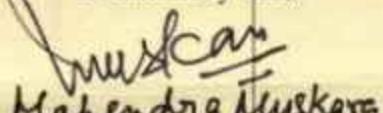
Sanjay Jain
9, old China Bazar Street,
Kolkata - 700 001

L.T. of Saraswati Mondal
by the pen of Sanjay Mondal
Sealed Sealed

MIRMAL COMPLEX PVT. LTD.
DYNASTY VANIJYA PVT. LTD.
OLIVER ENCLAVE PVT. LTD.
MURAJ COMPLEX PVT. LTD.

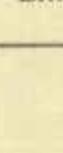
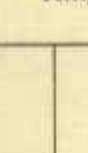
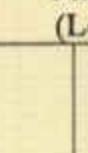
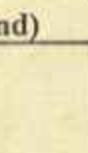
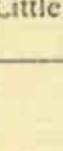
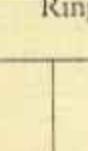
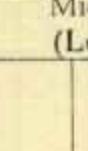
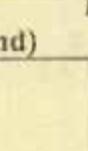
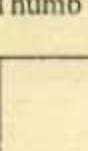
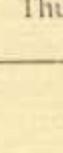
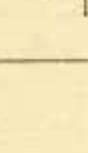
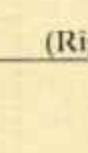
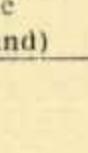
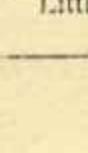

Sri Krishna Modi
Director Authorised Signatory

Drafted by me,


Mahendra Muskar
Advocate



~~✓~~
ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Photo & Signatures of the Executants /Presentants	SPECIMEN FOR TEN FINGERPRINTS				
	Little	Ring	Middle (Left Hand)	Index	Thumb
					
<i>24th September 2012 by the hand of Siddhi Sufi</i>					
	Thumb	Index	Middle (Right Hand)	Ring	Little
					
	Little	Ring	Middle (Left Hand)	Index	Thumb
					
	Little	Ring	Middle (Left Hand)	Index	Thumb
<i>Dash...</i>					
	Thumb	Index	Middle (Right Hand)	Ring	Little
					
	Little	Ring	Middle (Left Hand)	Index	Thumb
					
	Thumb	Index	Middle (Right Hand)	Ring	Little



✓
ADDITIONAL REGISTRAR OF
ASSURANCES, 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
WIDE

60'

Part of
Dag No. 90

Part of
Dag No. 90

45'0"
16'9"
0.11
0.92
16'9"
9.92

0.22
19'9"

NIRMAL COMPLEX PVT. LTD.
DYNAS YANIJYA PVT. LTD.
OLIVER ENCLAVE PVT. LTD.
RITURAJ COMPLEX PVT. LTD.

Om Prakash Maiti
Director, Authorized Signatory

L.T. 9 of Saraswati
Nador by the Pen of
Sanjay Nador

Sanjay Nador

30'0" WIDE ROAD



ADDITIONAL REGISTRAR OF
ASSURANCES, 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
Budere hatt
Kol-99

2 Sanwer jw
102/5 north purba char
Kalka - 28.



(SARASWATI MONDAL)

L.T.O of Saraswati Mondal
by the pen of Sanjay Mondal
7537858050

Registered In
BOOK NO. 1
VOLUME NO. 2
PART NO. 1
DEPT NO. 05681
Year 2007



27
ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

3-8-07



27
ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

Scanned
3-8-07

05609

F7 : PLOT-2

05680

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE
HUNDRED RUPEES

भारत INDIA INDIA NON JUDICIAL

भारत INDIA INDIA NON JUDICIAL

১৬৪৩
১০৩
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

C 153796

M.V. to 95
162,071
23-10-1968

**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**.

the ONE P.
NIRMAL COMPLEX PVT. LTD.
DYNASTY VANIJYA PVT. LTD.
OLIVER ENCLAVE PVT. LTD.
RITURAJ COMPLEX PVT. LTD.


Director / Authorized Signatory

4-6394
5-
6-244
7-
14301

1732 L.T. I. of Saribala Mawar
~~1732~~ by the Pen of Savijay Mawar

17.6 APR 2007

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

WIN7

18 APR 2007
B. CHATTERJEE
Monocled Stamp Vendor
Q. C. Court
18 & 19, R.S. Roy Road, Calcutta, W.B.

Presented for Registration

7.30 P.M.

date of

16/4/07

Vendor

Residence

16/4/07

04

by Krishna

Modi as

of free agent.

ADDITIONAL REGISTRAR OF
ASSOCIATION, E.G.I., KOLKATA

16-4-07

Krishna Modi as Director
Authorized Signature
for Nirmal Complex
Pvt Ltd + Dynasty Van-
ijsya Pvt Ltd + Oliver
Enclave Pvt Ltd +
Rituraj Complex Pvt
Ltd + Sharji Baba
Handel & Co. late Bish-
nu Mandel & Co.
Gouriatal Haarjee 4th Floor
6c, Elgin Road Cal - 30

Mahendra Muskara
Adv. H. L. Sen &
Cal.

ADDITIONAL REGISTRAR OF
ASSOCIATION, KOLKATA

16-4-07

Identified by me

Muskara

Mahendra Muskara
Advocate High Court
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 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 lis pendentes 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.9. of Sharibala
Manda by the pen of
Sanjay Manda 2022-23



U
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 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 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 lis pendences 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, lis pendences, 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 Subscribers
Mandal by the Pow of
Sanjay Mondal 53274 20/07



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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, 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 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.O. of Sharibala
Mandal by the per
Sanjay Mawar 5/2021



MD
ADDITIONAL REGISTRAR OF
ASSURANCES, 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 Shashikala
Mandir by the pen
of Sanjay Mader
S. M. Sanjay Mader



U
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 Tapas Mondal
Buderic hat - Kol - 99
2 Saurav Jais
167/5 Aurobindo Purba Chet
KolKata - 78

L.T.G. of Saribala Mondal
by the pen of Sanjay Mondal
~~Tapas Mondal~~

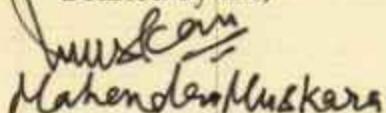
SIGNED SEALED AND DELIVERED
by **SRI KRISHNA MODI**, Authorised
Signatory of the PURCHASERS
abovenamed at Kolkata in the
presence of :

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


Director, Authorised Signatory

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

Drafted by me,


Mahendra Mukherjee

Advocate



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.

AREA OF LAND= 01K. 00CH. 00SFT.
SHOWN IN RED BORDER LINE

Scale 1"=30'



ROAD

WIDE

60'



SHIRMAL COMPLEX PVT. LTD.
DYNAS-Y LANJYA PVT. LTD.
OLIVER ENCLAVE PVT. LTD.
RITURAJ COMPLEX PVT. LTD.

Debjani Maitra
Director, Authorized Signatory.

L.T.S of Sharibala
Mandir by the Pen of
Sanjay Mandir
Sanjay Maitra

1971 1972 1973 1974 1975
1976 1977 1978 1979 1980
1981 1982 1983 1984 1985
1986 1987 1988 1989 1990



U
ADDITIONAL REGISTRAR OF
ASSURANCES, KUWAIT

Photo & Signatures
of the Executants
/Presentants

SPECIMEN FOR TEN FINGERPRINTS



L.T. 9 of Shambala
Mandal by the power of
7/7/2012 26/07



Little Ring Middle (Left Hand) Index Thumb



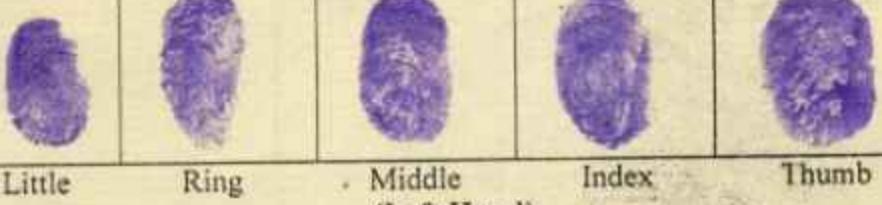
Thumb Index Middle Ring Little (Right Hand)

Little Ring Middle Index Thumb

(Left Hand)

Thumb Index Middle Ring Little

(Right Hand)



Little Ring Middle (Left Hand) Index Thumb



Thumb Index Middle Ring Little

(Right Hand)

Little Ring Middle Index Thumb

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U
ADDITIONAL REGISTRAR OF
ASSURANCES-I, 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:

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

WITNESS:

1. Sharai Mondal

Baderhat

Kal - 99

2. Sanjeev Das

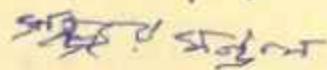
107/5 North Purba Chal

Kutukata - 78



(SHARI BALA MONDAL)

L.T.D. of Sharai Lata Mondal
by the son of Sanjeev Mondal



Registered in
BOOK NO. 1
VOL. & UM NO. 2
PAGE NO. 1 TO 11
DEED NO. 05680
YEAR 2007



ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA
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ASSURANCES, KOLKATA

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भारतीय गैर न्यायिक

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ONE
HUNDRED RUPEES



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भारत INDIA INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বংগাল WEST BENGAL

B 392795

CONVEYANCE

THIS DEED OF CONVEYANCE made this 20th day of February 2007 at Groton Rd 237
Two Thousand and Seven Anno Domini. Deed No. 1000

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**.

43.3 - Engine Read-

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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.

ADDITIONAL REGISTRAR OF
ASSURANCES, 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 lis pendentes 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

1960-1961. The 1961-62 season was the last for the team.

1940-1941. The author wishes to thank the following and others

**ADDITIONAL REGISTRAR OF
THE STATE OF BENGAL**

ADDITIONAL REGISTRAR OF
ASSURANCES, 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

A circular library stamp with text in a circle. The text is partially visible, showing 'LIBRARY' at the top and 'UNIVERSITY OF TORONTO LIBRARIES' at the bottom.

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 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 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

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ASSURANCES-I, KOLKATA-II

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 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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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 Kumar

1. *Nalay Mukherji* -
Advocate.
32, Scott Lane, Cal-9.
2. *Ami Dargan*
6c, Algin Road,
Kolkata - 20.

For M/s. Nirmal Complex Private Limited,

~~M/s. Nirmal Complex Private Limited,~~
M/s. Oliver Enclave Private Limited,
M/s. Rituraj Complex Private Limited.

DYNASTY VANIJYA PVT. LTD

Deependra Maiti

Director / Authorised Signatory

A circular library stamp with the text "BIBLIOTECA NACIONAL DE MEXICO" around the top edge and the number "100,700" in the center. Below the stamp is a handwritten signature.

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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 19.2.04 drawn on Citi Bank, N.A.	Rs. 4,68,000/-

WITNESS:

1. *Malay Mukherji* -
Advocate.
32, Scott Lane, Cal-9.
2. *Ranu Datta*.
Sc. Elgin Road,
Molikata - 20.

Sandip Sarker



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

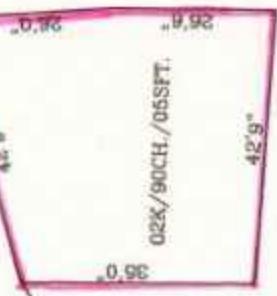


60'0" WIDE ROAD

ROAD

WIDE

60'



Part of
Dag No. 90

Part of
Dag No. 90

Part of
Dag No. 90

30'0" WIDE ROAD

30'0" WIDE ROAD

DYNASTY VANIJYA PVT. LTD.

NIRMAL COMPLEX PVT. LTD.

OLIVER ENCLAVE PVT. LTD.

PRANALI COMPLEX PVT. LTD.

Debajit

Director/Authorised Signatory

Sandy Sarker



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ADDITIONAL REGISTRAR OF
ASSURANCES, CALCUTTA

Photo & Signatures
of the Executants
/Presentants

SPECIMEN FOR TEN FINGERPRINTS



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Registered in
BOOK NO. 1
VOLUME NO. 1
PAGE NO. 13
DEED NO. 04618
YEAR. 2007



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ASSURANCES-I, KOLKATA



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