

04/11/06 SUBIR KUMAR SEAL. Advocate. High Court, Calcutta Enrolment No WE-F-588/487-94 विशास नश्रव (मुफ्लिक ।मुक्की) ब. हि, बग, वात्र, विका মোট ষ্টাম্প ক্ষর ভাং ... শামার নিকট " 17 NOV 2006 ৰৰ কেতায় ৰা থাকিবার জন্ম নিয় জা वह हालाव वर-१ त्यां कर है। ই্ট্যাম্প খনিদ করা ভউইনছ खेंकादीत नाम- काकश्रम (6619-1201 KE SIO Inabay mishare sough Marvellous Nirman Private Limited 08/17/10.5.6 Base Ward 40 on pirellar pe maroven cus Wernen by The barameral business by rug biomo Ling ! Paramount Nirman Private Limited My warit barry 3/00 ga Director Pillar Realtors Private Limited Drue Lay Director Triveni Promoters Private Limited Director Identified by me: 25/11/06 Gulle Harman A ede Subir Kumar Seal Advocate

High Court Calcutta



পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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- 1. M/S. MARVELLOUS NIRMAN PVT. LTD.
- 2. M/S. PARAMOUNT NIRMAN PVT. LTD.
- 3. M/S. PILLAR REALTORS PVT. LTD.
- 4. M/S. TRIVENI PROMOTERS PVT. LTD.

..... all are



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পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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all are private limited companies incorporated in accordance with the provisions of the Companies Act, 1956, all are having their registered office at 11 Crooked Lane, Police Station - Hare Street, Kolkata - 700 069 represented

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পশ্চিমবঙ্গা पश्चिम बंगाल WEST BENGAL

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-: 4 :-

by one of their Common Director namely MR. AMIT SARDA, son Sri Jugal Kishore Sarda, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 117/1 N.S.C. Bose Road, Regent Park, Kolkata - 700 040 hereinafter collectively referred to as the "PURCHASERS" (which expression

shall unless

BACKGROUND/TITLE OF THE PROPERTY COMPRISED IN R.S. DAG NO. 525 AND 526 IN MOUZA - SALUA :-

WHEREAS:

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- One Sri Radha Krishna Roy and Sri Nilmoni Roy, since deceased, were the sole and absolute joint owners of all that piece and parcel of Sali Land comprised in R.S Dag Nos.525 and 526. Mouza Village - Salua, J.L.No. 3, Touzi No. 125/B, within the jurisdiction of Additional District Sub Registry Office Bidhan Nagar, Salt Lake City, Police Station - Airport and within the limits of Rajarhat - Gopalpur Municipality, District North 24 Parganas.
- 2. That by virtue of a Deed of Conveyance, the said Sri Radha Krishna Roy and Sri Nilmoni Roy, jointly the vendors therein had indefeasibly sold, conveyed, transferred and released all that piece and parcel of land hereditaments admeasuring an area of 45 (forty five) decimals in R.S. Dag No. 525 and 8 (eight) decimals in R. S. Dag No. 526 be the same a little more or less lying and situate at and being and comprised in C.S. Khatian No. 464 in Mouza Village Salua Touzi No. 125/B, J.L. No. 3, Police Station Rajarhat now Airport to Sayad Ali Mondal, son of late Hakim Ali Mondal the purchaser therein, at a valuable consideration mentioned therein and the said Deed of Conveyance was registered in the office of Sub Registry Cossipore Dum Dum and the same was copied in Book No. I, Volume No. 10, Pages Nos. 291 292 being Deed No. 1477 for the year 1953, free from all encumbrances whatsoever.
- 3. That by virtue of a Deed of Conveyance, dated the 11th day of June 1955, the said Sayad Ali Mondal, son of late Hakim Ali Mondal the vendor therein had indefeasibly sold, conveyed, transferred and released all that piece and parcel of sali land hereditaments admeasuring an area of 53 (fifty three) decimals in R.S. Dag No. 525 and 526 be the same a little more or less lying and situate at and being and comprised in Mouza Village Salua Touzi No. 125/B. J.L. No. 3, Police Station Rajarhat now Airport to one Ajit Kumar Dev, since deceased, son of Late Dharanidhar Dev the purchaser therein, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Sub Registry Cossipore Dum Dum and was copied in Book No. I, Volume No. 75, Pages Nos. 195 197 being Deed No. 5354 for the year 1955, free from all encumbrances whatsoever.
- The said Ajit Kumar Dev, since deceased, son of Late Dharanidhar Dev, died intestate leaving behind him surviving his legal heirs and successors namely Sri Swapan Kumar Dev and Smt., Bela Das, to success and inherit all the

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estates and properties left by the said Ajit Kumar Dev, since deceased, in accordance with the provisions of the Hindu Succession Act, 1956 (Dayabhaga School of Hindu Law) through which the said Ajit Kumar Dev, since deceased, was governed during his lifetime.

- 5. The said Sri Swapan Kumar Dev and Smt. Bela Das were thus seized and possessed of all that Sali land hereditaments admeasuring and area of 41 (forty one) decimals in R. S. Dag No. 525 and 8 (eight) decimals in R. S. Dag No. 526 thus totalling 49 (forty nine) decimals out of 53 (fifty three) decimals and they recorded their names as the absolute joint owners of the said land in the Office of the Collectorate, 24 Parganas, and were in actual physical possession thereof, free from all encumbrances whatsoever.
- 6. That by virtue of a Deed of Conveyance (Bengali Saf Kobala) dated the 19th day of August, 1991, the said Sri Swapan Kumar Dev and Smt. Bela Das jointly the vendors therein had indefeasibly and jointly sold, conveyed, transferred and released that piece and parcel of Sali land hereditaments admeasuring an area of 6 (six) decimals out of 41 (fortyone) decimals in R. S. Dag No. 525 and 02.25 (zero two point two five) decimals out of 8 (eight) decimals in R. S. Dag No. 526 be the same a little more or less comprised in Mouza Village Salua, Touzi No. 125/3, J. L. No. 3, Police Station Rajarhat now Airport, to Sri Amit Kumar Mallick, son of Kalachand Mallick, of 68, Chattaranjan Avenue, Police Station Bowbazar, Kolkata 700 012, the purchaser therein, at a valuable consideration mentioned therein and the said Deed of Conveyance (Bengli Saf Kobala) was registered in the office of Additional District Sub Registrar Bidhan Nagar, Salt Lake City, and copied in Book No. I, Volume No. 139, Pages Nos. 75 84 being Deed No. 7691 for the year of 1991, free from all encumbrances whatsoever.
- 7. That by virtue of a Deed of Conveyance dated the 13th day of October 1993 the said Sri Amit Kumar Mallick, son of Kalachand Mallick of 68, Chittaranjan Avenue, Police Staticn Bowbazar, Kolkata 700 012, the vendor therein had indefeasibly sold, conveyed, transferred and released all that piece and parcel of land hereditaments admeasuring an area of 6 (six) decimals out of 41 (forty one) decimals in R.S. Dag No. 525 and 2.25 (two point two five) decimals out of 8 (eight) decimals in R. S. Dag No. 526 comprised in Mouza Village Salua, Touzi No. 125/B, J.L. No. 3, Police Station Rajarhat, now Airport to Sri Mohit Paul alias Mohit Kumar Paul, son of Sri Madan Mohan Paul of 122 Naskar Para Road, Ghushuri, Howrah 7,

the purchaser

the purchaser, therein, at a valuable consideration mentioned therein and the said Deed of Conveyance (Bengali Saf Kobala) was registered in the Office of Additional District Sub Registry Office, Bidhan Nagar, Salt Lake City was copied in Book No. 1, Volume No. being Deed No. for the year free from all encumbrances whatsoever.

- 8. That the said Mohit Paul, alais Mohit Kumar Paul after puchasing the aforesaid land duly mutated his name in the records of B.L. & L.R.O. vide Mutation Case No. 72/94 under L.R. Khatian No. 459 and is paying khajna thereof to the competent authority of Govt. of West Bengal and also mutated his name in the records of Rajarhat Gopalpur Municipality vide Holding No. RGM/11/1393 and is paying taxes thereof as the sole and absolute owner of the aforesaid mcrefully and particularly mentioned under schedule hereinunder appearing.
- 9. The Vendor herein upon acquiring right, title and interest in the manner as recited hereinbefore in part upon the said entire Sali land, is desirous to sell and the Purchasers herein are desirous to purchase all that piece and parcel the entire Sali land (hereinafter for the sake of brevity referred to as the 'SAID LANE') aggregating to an area measuring 5 (five) Chittacks 32 (thirty two) Sq.ft. in R.S. Dag No. 525 and 1 (cne) Cuttah 6 (six) Chittacks in R. S. Dag No. 526, thus totalling 1 (one) cuttah 11 (eleven) chittacks 32 (thirty two) Sq.ft. which is equivalent to 1.73 (one point seven three) cuttahs more or less in R. S. Dag No. 525 and 526 under Municipal Holding No. RGM/11/1393 under L. R. Khatian No. 459 morefully and particularly described and mentioned in the SCHEDULE hereunder written, and which is more clearly shown and delineated in the Map or Plan annexed hereto at and for a consideration of Rs. 1,73,000/- (Rupees one lac seventy three thousands) only under the following terms and conditions.

NOW THIS INDENTURE WITNESSETH THAT :-

In pursuance to the aforesaid negotiation and in consideration of the said sum of Rs. 1,73,000/- (Rupees one lac seventy three thousands) only of the lawful money paid by the Purchasers to the Vendor as will appear from the memo of consideration hereunder written (the receipt whereof the vendor doth hereby admit and acknowledge to have been received) and of and from the payment of the same and every part thereof doth hereby acquit, release and discharge the purchaser, as well as the said plot hereby intended to be sold, transferred and convey, the vendor hereby indefeasibly grant, sell, conveyed, transfer, assign and assure unto and to the Purchasers ALL THAT the said plot i.e. ALL THAT

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piece or parcel of Sali land measuring more or less 5 (five) Chittacks 32 (thirty two) Sq.ft. in R.S. Dag No. 525 and 1 (one) Cuttah 6 (six) Chittacks in R. S. Dag No. 526, thus totalling 1 (one) cuttah 11 (eleven) chittacks 32 (thirty two) Sq.ft. which is equivalent to 1.73 (one point seven three) cuttah be the same a little more or less under Municipal Holding No. RGM/11/1393 under L. R. Khatian No. 459 in Mouza Village - Salua, J.L. No. 3, Re. Sa. No. 109, Touzi No. 125B, C. S. Dag Nos. 463 and 464, C. S. Khatian Nos. 335, R.S. Dag No. 525 and 526, Sub Registry Office at Bidhan Nagar, Salt Lake City, Police Station - Rajarhat, now Airport, District - North 24 Parganas, presently within the local limits of Rajarhat Gopalpur Municipality, morefully and particularly described in the schedule hereunder written and thereon absolutely and forever, free from all encumbrances and from charges, Lens, lispendence, claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispendence OR HOWSOEVER OTHERWISE the said plot of land or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished TOGETHER WITH all benefits and advantages of ancient and other rights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges fences advantages appendages and appurtenances whatsoever to the said plot or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the said plot and of any and every part thereof AND all the legal incidences thereof AND all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the vendor into or upon and in respect of the said plot and/or any and every part thereof herein comprised and hereby granted and transferred TOGETHER WITH all deeds pattahs muniment and evidences of title which in anywise exclusively relate to or concern the said plot or any part or parcel thereof which now are or hereafter shall or any be in the custody power possession or control of the vendor or any person or persons from whom the vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said plot hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchasers absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licences liabilities trusts attachments acquistions requisitions executions prohibitions restrictions easements all lispendence whatsoever.

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ALL THAT the vendor doth hereby convenant with the Purchasers that the vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said plot and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature AND the vendor doth hereby covenant with the Purchaser that he has not at any time heretofore done or executed or knowingly suffered or been party to any act deed matter or thing whereby or by reason whereof the said plot hereby sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the vendor may or can be prevented from granting selling conveying assigning and assuring the said plot or any part thereof in the manner aforesaid AND THAT NOTWITHSTANDING any act deed or thing by the vendor done executed or knowingly suffered to the contrary the vendor at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said plot hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use or other thing whatsoever to alter defeat encumber or make void the same AND THAT NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid the vendors now has in himself good right full and absolute power to grant sell convey transfer assure and assign the said plot hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the purchasers in the manner and on the conditions aforesaid and the vendor also covenants with the purchasers that after his demise, his legal heirs and successors shall have no claim demands whatscever in respect of the said property AND THAT the vendor has duly made over possession of the sold plot to the purchasers herein and the purchasers have received and accepted the same without any dispute, demand or claim whatsoever against the vendor in respect of the nature and/or occupancy of the constructions on the land comprised in the said plot or otherwise.

AND THAT the purchasers shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendor prany person or persons lawfully or equitably claiming for under or in trust for the vendor or any of his predecessors in title or any one of them. AND THAT the purchaser shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licences liabilities

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trusts attachments executions prohibitions restrictions easements and lispendence whatsoever suffered or made or liabilities created in respect of the said plot by the vendor or by any person or persons lawfully and equitably claiming from under or in trust for the vendors or the producessors in title or any of them as aforesaid or otherwise. AND IT IS HEREBY FURTHER AGREED AND DECLARED by the vendor that the vendor at the time of execution of this Deed of Conveyance handed over all the original documents, deeds, porcha etc. relating to the said plot to the Purchasers herein.

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SCHEDULE ABOVE REFERRED TO

Description of land hereby sold by these presents

ALL THAT piece or parcel of Sali land in Mouza Village - Salua, J. L. No. 3, Re. Sa. No. 109, Touzi No. 125B, Additional District Sub Registry Office at Bidhan Nagar, Salt Lake City, Police Station - Airport, District - North 24 Parganas,

C. S. Khatian	C. S. Dag	L. R. Khatian R.	S. & L. R. Dag	Area of land
335	463	459	525	5 (five) Chittacks 32(thirty two)
335	464	459	526	Sq.ft. 1 (one) Cuttah 6 (six) Chittacks

Total area of land hereby sold 1 (one) cuttah 11(eleven) Chittacks 32 (thirty two) Sq.ft. which is equivalent to 1.73 (one point seven three) cuttah

The said land is within the local limits of Rajarhat Gopalpur Municipality is delineated on the Map or Plan annexed hereto and the said Map or Plan shall be treated as part and/or parcel of these presents and bordered in colour "RED" thereon and butted and bounded in the manner as follows:-

P.W.D. Road. (211 Bus Route).

ON THE NORTH

Partly Plot Dag Nos. 525 and 526. ON THE SOUTH

Partly plot Dag Nos. 525 and 526. ON THE EAST

Partly Plot Dag No. 525 ON THE WEST

:IN WITNESS

IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hands and seals the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the above named OWNERS/VENDORS at Kolkata in the presence of:

Ligh court calenta. 2. Tapan Kumer Petro 2/16, six aurudas Row

Mahif paul.
SIGNATURE OF THE OWNER/VENDOR.

SIGNED SEALED AND DELIVERED by the above named PURCHASER/S at Kolkata in the presence of:

Kulmb - 700011

1. Lukerkhumargedi.
Advocate.

Hyde countrestenta.

2. Tapan Komer patis

2/16, SIr Gorrha, food. Kalkete- 700011

1. Marvellous Nirman Private Limited

Paramount Nirman Private Limited

3. Pillar Realtors Private Limited

Triveni Promoters Private Limited

SIGNATURE OF THE PURCHASER/S.

This Deed of Conveyance is drafted and prepared at our office:

For SUBIR KUMAR SEAL & ASSOCIATES

Solicitor & Advocate. High Court Calcutta. .

P-106, Bangur Avenue, Block - C, Ground Floor, Police Station Lake Town, Kolkata - 700 055,

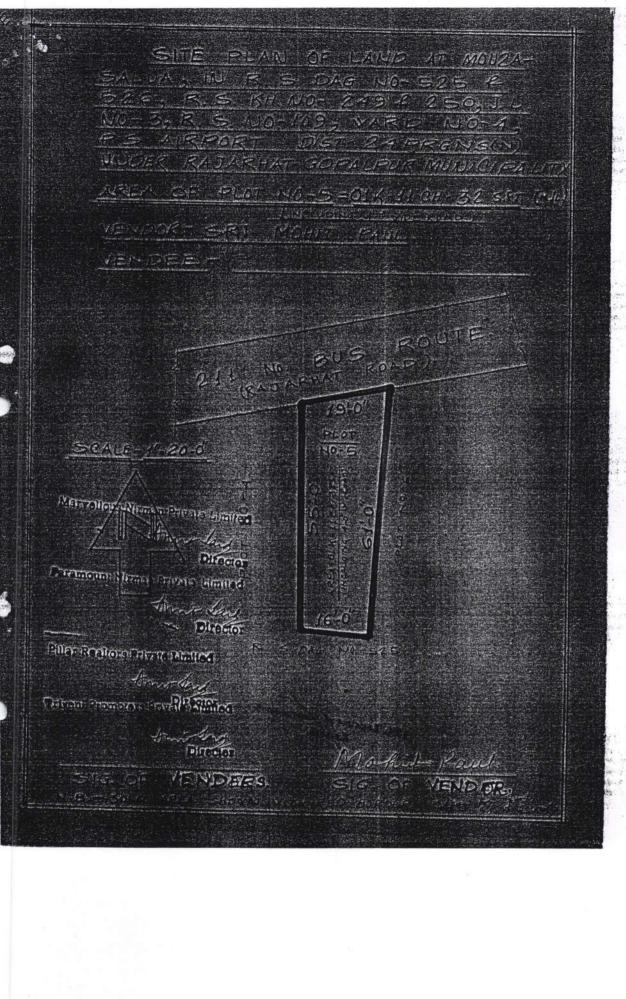
Phone: 033-2574 1768.

033-2574 3790.

Mobile: 91-98312 76735.

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SIGNATURE OF THE EXECUTANT/S



RECEIVED with thanks from the abovenamed purchasers by the above named OWNER/ VENDOR a total sum of Rs. 1,73,000/- (Rupees one lac seventy three thousands) only for 1 (one) cuttah 11(eleven) Chittacks 32 (thirty two) Sq.ft. which is equivalent to 1.73 (one point seven three) cuttah of Sali Land being the full and final consideration money of the aforesaid land and payment as per memo below:-

MEMORANDUM OF CONSIDERATION

Sl. No. Date Pay Order/ Bank Branch Amount
Cheque

1. In Cash on different dates

1,73,000.00

TOTAL: Rs. 1,73,000.00

(Rupees one lac seventy three thousands) only.

WITNESSES :-

1. Jule haman fe ou p Afor Rount Capenta.

2. Fapan Komer Patrs 2/16, 318 Gurades Poad Kolkete-7000/

Mohit Paul, signature of the owner/vendor.

