

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE

is made on this day of Two Thousand and

BETWEEN

(1) OFFLIX E-MARKETING LLP, a LIMITED LIABILITY PARTNERSHIP FIRM, and having **PAN: AAGFO4050Q** a Limited Liability Partnership firm and having its registered office at 86B/2, Topsia Road, Gajraj chambers, 3rd Floor, Room 3D, P.S. Topsia, Kolkata-700046, and duly represented by its Partner () son of Shri (), by faith- Hindu, by occupation- Business, by nationality: Indian, and having **Aadhar Card No** and having **PAN:** residing at

(2) PADMAWATI INFREAREALTY PRIVATE LIMITED (PAN : AAMCS5249N) formerly known as SRI VISHNU AWAS PRIVATE LIMITED a company incorporated under the Companies Act 1956 and having its Head Office at 1 R.N. Mukherjee Road, P.S. Hare Street, Kolkata Pin - 700001 and represented by its Signatory Authority son of **Aadhar Card No** and having **PAN:** by religion-Hindu , by profession- Service, Indian Citizen residing at-, (3) **Florin Nirman**

Pvt. Ltd (PAN : AACCF0199G) a company incorporated under the Companies Act 1956 and having its Head Office at 32, Jawaharlal Nehru Road, 3rd Floor, Kolkata 700071 Represented by its Directors S/O..... PAN: & Aadhar No- by religion- Hindu, by occupation- Business, residing at..... hereinafter referred as the **OWNER/VENDOR/FIRST PARTY** (which term or expression shall unless repugnant to the context and meaning thereof shall mean and include its successors-in-office and assigns) of the **ONE PART**

-AND-

Mr. (PAN-, Aadhar No.....) son of by religion-, by profession- Service, Indian Citizen residing at- hereinafter called as the **PURCHASER/SECOND PARTY** (which term or expression shall unless repugnant to the context and meaning thereof shall mean and include his successors-in-office and assigns) of the **OTHER PART ;**

WHEREAS by virtue of several Deeds of Conveyance being No.853 for the year 1950, Deed No.4559 for the year 1957, Deed No.3157 for the year 1960, Deed No.199 for the year 1962, Deed No.4745 for the year 1962, Deed No.4748 for the year 1962, Deed No.4808 for the year 1962 all registered at the office of the Registrar of Assurances Calcutta and Deed **Being** No.5050 for the year 1961 duly registered at the office of the Sub-Registrar Serampore, Hooghly and Deed **being** No.1575 for the year 1961 registered at the office of the Registrar of Assurances Calcutta and Deed **being** No.4178 for the year 1967 registered at the office of the Sub-Registrar Serampore, Hooghly, **ICI India Limited** (formerly known as **Indian Explosives Limited or IEL Limited or Alkali and Chemical Corporation of India Limited w.e.f. 01.10.1982 Alkali and Chemical Corporation of India Limited** was amalgamated with the **Indian Explosives Limited**) became absolute Owner of **All That** pieces and parcels of land measuring about **9.769 acre** more or less lying and situate at Mouza- Rishra, J.L. NO.27, Touzi No.3876, 3989 & 28, B2, revenue survey No.1757 being Holding No. 103/3, G.T.

Road (West), Rishra, Ward No.15 under Rishra Municipality,
P.S. Rishra, District- Hooghly ;

AND WHEREAS by a Deed of Conveyance dated 29.10.2007 registered at the office of the A.D.S.R. Serampore, Hooghly and recorded in Book No.I, CD Volume No.7, pages: 13829-13845 being No.06539 for the year 2007 made between **ICI India Limited**, therein described as the Vendor, the said **ICI India Limited**, sold, transferred and conveyed unto and in favour of **M/S. PMC Rubber Chemicals India Private Limited**, therein described as the Purchaser **All That** pieces and parcels of land measuring about **9.769 acre** more or less lying and situate at Mouza- Rishra, J.L. NO.27, Touzi No.3876, 3989 & 28, B2, revenue survey No.1757 being Holding No.103/3, G.T. Road (West), Rishra, Ward No.15 under Rishra Municipality, P.S. Rishra, District- Hooghly ;

AND WHEREAS thus the said **M/S. PMC Rubber Chemicals India Private Limited** became absolute Owner of **All That** pieces and parcels of land measuring about **9.769 acre** more or less lying and situate at Mouza- Rishra, J.L. NO.27, Touzi No.3876, 3989 & 28, B2, revenue survey No.1757 being

Holding No.103/3, G.T. Road (West), Rishra, Ward No.15 under Rishra Municipality, P.S. Rishra, District- Hooghly ;

AND WHEREAS by a Deed of Conveyance dated 26th day of August, 2012 registered at the office of the A.R.A.-III Kolkata being No.0364 for the year 2012 made between **M/S. PMC Rubber Chemicals India Private Limited**, therein described as the Vendor, the said **M/S. PMC Rubber Chemicals India Private Limited**, sold, transferred and conveyed unto and in favour of **(1) M/s. Sri Vishnu Awas Private Limited, (2) Shagun Barter Private Limited, (3) NU Heights Agency Private Limited** and **(4) Florin Nirman Pvt. Ltd.**, therein collectively called as the Purchasers **All That** pieces and parcels of bastu land measuring about **7.02 acre (7 acre 02 decimal)** more or less lying and situate at Mouza- Rishra, J.L. NO.27, Touzi No.3876, 3989 & 28B2, revenue survey No.1757 being part of Holding No.103/3, G.T. Road (West), Rishra-712248, Ward No.15 under Rishra Municipality, P.S. Rishra, A.D.S.R. Office, District- Hooghly **together with** existing housing building known as “B” Compound

AND WHEREAS by virtue of the said Deed of Conveyance dated 26th day of August, 2012 the said **(1) M/s. Sri Vishnu Awas Private Limited, (2) Shagun Barter Private Limited, (3) NU Heights Agency Private Limited** and **(4) Florin Nirman Pvt. Ltd.**, became absolute joint Owners **All That** pieces and parcels of bastu land measuring about **7.02 acre (7 acre 02 decimal)** more or less lying and situate at Mouza-Rishra, J.L. NO.27, Touzi No.3876, 3989 & 28B2, revenue survey No.1757 being part of old Holding No.103/3, G.T. Road (West), Rishra-712248, Ward No.15 under Rishra Municipality, P.S. Rishra, A.D.S.R. Office, District- Hooghly **together with** existing housing building known as **“B”** Compound and later on they mutated the aforesaid property under new holding no 103/3, S.C. Aown Road, (previous Holding No- 103/3, G.T. Road) under ward no 13 within the jurisdiction of Rishra Municipality;

AND WHEREAS SHAGUN BARTER PRIVATE LIMITED **has been** changed to **PADMAWATI REALCON PRIVATE LIMITED** in the records of Ministry of Corporate Affairs with

effect from 10/09/2013 and M/S. SRI VISHNU AWAS PRIVATE LIMITED **has been** changed to **PADMAWATI INFRA REALTY PRIVATE LIMITED** in the records of Ministry of Corporate Affairs with effect from 06/09/2013 ;

AND WHEREAS by virtue of the aforesaid Deed of Conveyance dated 26th August, 2012 **NU HEIGHTS AGENCY PRIVATE LIMITED** become the undivided 25% share of **7.02 Acre** Bastu land i,e measuring about **1.755 acre** (25% undivided share of 7.02 acre) more or less lying and situate at Mouza- Rishra, J.L. NO.27, Touzi No.3876, 3989 & 28B2, revenue survey No.1757 being part of holding no 103/3, S.C. Aown Road, under ward no 13 within the jurisdiction of Rishra Municipality, P.S. Rishra A.D.S.R. Office, District- Hooghly **together with** existing housing building known as **“B”** Compound ;

AND WHEREAS by virtue of the aforesaid Deed of Conveyance dated 26th August, 2012 **PADMAWATI REALCON PRIVATE LIMITED** formerly known as SHAGUN BARTER PRIVATE LIMITED become the undivided 25% share of **7.02 Acre** Bastu land i,e measuring about

1.755 acre (25% undivided share of 7.02 acre) more or less lying and situate at Mouza- Rishra, J.L. NO.27, Touzi No.3876, 3989 & 28B2, revenue survey No.1757 being part of holding no 103/3, S.C. Aown Road, under ward no 13 within the jurisdiction of Rishra Municipality, P.S. Rishra A.D.S.R. Office, District- Hooghly **together with** existing housing building known as **“B”** Compound.

AND WHEREAS being the 25% undivided owner of the aforesaid 7.02 Acre land aforesaid **NU HEIGHTS AGENCY PRIVATE LIMITED** sold their entire share i.e. undivided 25% to **OFFLIX E-MARKETING LLP** by virtue of a Deed of Conveyance Being No- 060200900 for the year of 2019 duly registered at the office of District Sub Registrar –II, Chinsurah, Hooghly and another co-sharer aforesaid **PADMAWATI REALCON PRIVATE LIMITED** formerly known as SHAGUN BARTER PRIVATE LIMITED being the 25% undivided owner of the aforesaid 7.02 Acre land, sold their entire share i.e, undivided 25% to **OFFLIX E-MARKETING LLP** by virtue of a Deed of Conveyance Being No- 060200898 for the year of 2019 duly registered at the office of District Sub Registrar –II, Chinsurah, Hooghly and

by virtue of the aforesaid two Deed of conveyance **OFFLIX E-MARKETING LLP** has become the 50% undivided share holder of the entire 7.02 Acre of land and **PADMAWATI INFRA REALTY PRIVATE LIMITED** formerly known as **SRI VISHNU AWAS PRIVATE LIMITED** is the owner of undivided 25% of the entire land i.e, 7.02 Acre and rest of the 25% of the undivided share of the entire land remain to **Florin Nirman Pvt. Ltd**

AND WHEREAS the present owner/Vendor is well known with the second party of this deed and the Second party proposes the First party that he is interested to purchase the schedule property for a total consideration **Rs****/- (Rupees only)**. The Owner in the First part being agreed with the proposal, both the parties executes this present Deed of Conveyance as under and the purchaser has paid the total consideration as per memo of consideration of this deed.

AND WHEREAS the present Vendor are the absolute owner of the aforesaid property more fully described in the schedule

below and they have the absolute right to sell the aforesaid property.

AND WHEREAS the Vendor received the consideration money of **Rs/- (Rupees only)** from the purchaser by cheque / Demand Draft/ pay order more fully described in the memo of consideration and agrees with the purchaser in respect of the Sale of the schedule property under this deed of sale in favour of the purchaser in the manner as hereunder mentioned.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS

The Vendors hereby grant, convey, transfer, assign and sell the Schedule mentioned property with all easement rights thereon. The Vendors hereby receive and take payment of the sum of **Rs/- (Rupees only)** well and duly paid by the purchaser before the execution of this presents (the receipts there under written and admits and acknowledge) and forever acquit, discharge and release the purchaser the schedule property which is written hereunder. The Vendors does by this present indefeasibly grant, sell, convey and transfer into the

purchasers and his heirs, successors, executors, representatives, administrators and assigns of the schedule property together with all right of transfer by way of sale, gift mortgage, exchange, and lease etc. co-generation to generations whatsoever to the said property free from all encumbrances, attachments and to hold the said property hereby granted and type of transfer and to these of the purchaser absolutely and fore ever and the Vendors does hereby convents that notwithstanding any act, deeds or things whatsoever and the purchaser shall at all times hereafter peacefully quietly possess and enjoy the said property since purchase and receipts the rents, wages, claims demands whatsoever from and by the Vendor and the purchaser shall mutate his/her/their name in respect of the conveyed property in the office in the B. L. & L. R. O. and shall mutate his/their name in the register of local municipality and shall pay the municipal tax and other taxes and receipts of his/their name with no objection and interruption or arisen from the vendor.

THE SCHEDULE OF THE PROPERTY AS REFERRED TO

ALL THAT pieces and parcels of Bastu land measuring about **01 Kh- 00 Ch- 00 Sft** more or less with 100 Sft R.T. Shed structure thereon lying and situate at **Mouza- Rishra**, J.L. NO.27, Touzi No.3876, 3989 & 28B2, revenue survey No.1757, under **L.R. Dag No-9169** under L.R. Khatian No-1001 under R.S. Dag No- being part of New Holding No.103/3, S.C. Aown Road, Rishra, under Ward No. 13 under Rishra Municipality, P.S. Rishra, A.D.S.R. Office, District- Hooghly Pin- 712235 within the jurisdiction of A.D.S.R.O. Serampore as shown by “RED” colour in the Plan annexed with this Deed (which is a part of this Deed) along with all other easement and quasi easement right thereto such as free walking, transporting, taking electric and water connection etc and the aforesaid property is butted and bounded as follows :-

On the North :-

On the South :-

On the East :-

On the West :-

IN WITNESS WHEREOF the vendor and the purchaser have set and subscribed his/her/their respective hands and seals on the day, month and year first above written in the present of the following witnesses:-

Witnesses :

1.

Signature of the Vendor

2

Signature of the Purchaser

Drafted and type by me :

Ayan Pakrasi

WB/1811/2003

Advocate Serampore Court

Ph No- 9830076973

MEMO OF CONSIDERATION

Sl No	Date	Amount	Cheque/Draft No	Bank.
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**TOTAL CONSIDERATION Rs/- (Rupees
..... only)**

Witnesses :

1.

Signature of the Vendor

2

Signature of the Purchaser

Drafted and type by me :

Ayan Pakrasi

WB/1811/2003

Advocate Serampore Court