

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES
Rs.1000

INDIA

पश्चिम बंगाल WEST BENGAL

5000
75100

685120

It is certified that the document is submitted to the Registrar of the West Bengal, and also the stamp duty is paid in full. The signature sheets and the endorsement sheets attached with the document are the part of this document.

Market value.....

Bank Draft No. 7510/5

Branch: Alipore

No. 8 58870 3th Flr

Through: Maul. Kalamullah

REGISTRAR OF WEST BENGAL
A DISTRICT OFFICE
ESTABLISHED BY ACT 1956

For Amitis Developers LLP
Authorized Signatory

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 03 day of November of the Christian Era of 1970 THOUSAND SIX A.D.

BETWEEN

(1) SMT. ARATI NASKAR (Nee NANDAL), wife of Smt. Satiel Naskar, residing at Village Nagurkhali, P.O. Baneswarpur, Police Station Bishnupur, District South 24 Parganas, West Bengal & (2) SMT. REBI NANDAL, wife of Smt. Senti Mandal,



1/3/70
1/3/70
1/3/70

2274

18/9/10

Date: 18/9/10
To: Mr. Aravind Kumar
Subject: [unclear]

Das
Sri Aravind Kumar
Sri Aravind Kumar
Sri Aravind Kumar



Ar
MAY 2010
REGISTRATION
ACT 1998

AMITIS DEVELOPERS LLP
REGISTRATION NO. [unclear]
DATE: 18/9/10

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6075
[unclear]



Subscribed by me
Mahadeva Prasad
[unclear]
24/9/10 (S)
Amiric

For Amiris Developers LLP
[Signature]
Authorized Signatory



MAY 2010
REGISTRATION
ACT 1998

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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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2.

aiding at Village Chalktee, P.O. Houdi, Police Station Bishnupur, District South 24 Parganas ; (3) SMT. RENU BALA SARDAR (Nea MANDAL), Wife of Shri Mahadeb Sarder, residing at Village Rajarampur, P.O. Jagachhia, Police Station Bishnupur, District South 24 Parganas, West Bengal, all hereinafter are some blood married sisters and daughters of Late Daskapathi Mandal, by Occupation Housewives, by Nationality Indian, and all are represented by their Lawful Constituted ATTORNEY namely ABUL KALIM MOLLAH, Son of Late Bahar Ali Mollah, by Religion Islam, by Nationality Indian, by Occupation Business, residing at Village 14 No. BHASI, Police Station BISHNUPUR, District SOUTH 24 PARGANAS in the State of WEST BENGAL by virtue of the General Power of Attorney Being No. 00180 P.No. 03531, for the year 2006/2007 and registered by them on 29.08.06 in the Office of District Registrar-JV at Ilipora, South 24 Parganas recorded in Book N

For Amrits Developers LLP

Authorised Signatory



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिम बंगाल WEST BENGAL

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3

IV and written therein, and all are hereinafter collectively called and referred to as the "VENDORS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART :

A N D

M/S. OVAL DEVELOPERS PRIVATE LIMITED, a Private Limited Company, incorporated under the Indian Companies Act, 1956 represented by its one of the Directors namely MR. TUSHAR JHUMJHUNWALA, having its registered Office at 4th Floor of 15, Brabourne Road, Police Station Hare Street, Kolkata : 700 001, hereinafter called and referred to as the "PURCHASER" (which expression shall unless other

For Amitis Developers LLP
Authorized Signatory



Contd...P/4, 4



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

685123

4.

-wise repugnant to the context be deemed to mean and include its successors, administrators, legal representatives and assigns) of the OTHER PART :

W H E R E A S there is a piece of land measuring an area of 62 Decimals of Sali land comprised in R. SDag No. 42 appertaining to R. S. Khattian No. 174 at Mouza Banagram under Banagram Gram Panchayat, J.L. No. 16, District Collectorate Gouri Nos. 3, 4, 5, Pargana Khaspur, Revenue Survey No. 30 within the jurisdiction of Additional District Sub-Registration Office at Bishnupur and District Registration Office at Alipore, Police Station Bishnupur, District South 24 Pargan recorded as equal shares in the name of Natchar Mandal, Sushadhar Mandal, Girish Chandra Mandal, Bhakarathi Mandal,

For Ambis Developers LLP
Authorized Signatory



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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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5.

Dakutosh Mandal, and Kastha Charan Mandal, all sons of Late Balaram Mandal with the Record of Rights of which L.D. Dag No. 500 appertaining to L.R. Khaitan No. 401, and whereas accordingly being equal share holder one Dasharathi Mandal, now deceased, one of the sons of Late Balaram Mandal, got 1/6th share as 10 (Eleven) Decimals out of aforesaid total landed area of 62 Decimals of Salt land as one of the sole and absolute owner of the Record of Rights.



AND WHEREAS while thus aforesaid Dasharathi Mandal, now deceased, son of Late Balaram Mandal, owned, seized and possessed of or otherwise well and sufficiently entitled to an indefeasible estate in fee simple in respect of the land measuring an area of 11 (Eleven) Decimals, to the same a

For Amits Developers LLP

Authorized Signatory



Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00085 of 2010
(Serial No. 04308 of 2008)

On 03/11/2006

Payment of Fees:

Fee Paid in rupees under article : A(1) = 2730/- , E = 7/- , H = 28/- , M(b) = 4/- on 03/11/2006

Deficit stamp duty

Deficit stamp duty Rs. 7510/- is paid, by the Bankers cheque number 858870, Bankers Cheque Date 03/11/2006, Bank Name State Bank Of India, Alipore Treasury Bra, received on 03/11/2006

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.07 hrs on :03/11/2006, at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Abul Kalam Mollah,Executant.

Executed by Attorney

Execution by

1. Abul Kalam Mollah, son of Lt Behar Ali Mollah , Dhase 24pge(s) , Thana : Bishnupur, By Caste Muslim, By Profession : Business,as the constituted attorney of 1. Arati Naskar alias Arati 2. Reba Mandal 3. Renu Bale Sardar (mandal) is admitted by him,

Identified By Mahadey Naskar, son of ... , Bishnupur 24pgs(s) ,Thana: Bishnupur, By Caste: Hindu, By Profession: Service,

(Sukumar Biswas)
 DISTRICT SUB-REGISTRAR-IV

On 26/11/2009

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-285500/-

Certified that the required stamp duty of this document is Rs.- 14335 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Dulal Chandra Saha)
 DISTRICT SUB-REGISTRAR-IV



On 06/01/2010

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article 43 of the Indian Stamp Act 1899.

Deficit stamp duty



For Amitis Developers LLP

2
 Authorised Signatory

(Dulal Chandra Saha)
 DISTRICT SUB-REGISTRAR-IV



Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00088 of 2010
(Serial No. 04308 of 2006)

Deficit stamp duty Rs. 1825/- is paid, by the draft number 074763, Draft Date 03/11/2008, Bank Name State Bank Of India, La Martiniere, received on 06/01/2010

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees :

A(1) = 407/- on 06/01/2010.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

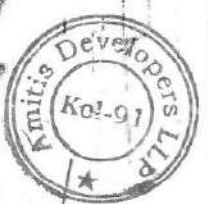
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Endorsement Page 2 of 2

For Amitis Developers LLP

2
Authorised Signatory

area of 62 Decimals comprised in P.S. Dag No. 421 and L.S. Dag No. 500 appertaining to R.S. Khatian No. 174 and L.S. Khatian No. 401 at Mouza Sunagran under Sunagran Gram Panchayat, J.L. No. 16, District Collectorate Fowl No. 3, 4, 5, Pargana Khaspur, Revenue Survey No. 30 within the jurisdiction of Additional District Sub-Registration Office at Bishnupur and District Registration Office at Alipore, Police Station Bishnupur, District South 24 Parganas is recorded equal sole and absolute owner of the Record of Rights and by paying revenue payable for the same to the Government authority regularly, he died leaving behind him the abovesaid vendors herein being his married daughters and one son namely BECHURAN MANDAL who presently residing at Village Chalk-Naju-Kolich, P.O. Pailan, Police Station Bishnupur, District South 24 Parganas, being his legal representatives, sole heirs and legal survivors in earth and none else beside them, the abovesaid, who since demise of said Becharanki Mandal, aforesaid the 1/6th recorded owner of the Record of Rights, seized and possessed of or otherwise well and sufficiently entitled to the aforesaid piece of land measuring an area of 11 (Eleven) decimals, be the same a little more or less, enjoying and occupying the same being undivided/unpartitioned and by paying revenue payable for the same to the Government authority regularly will now, free from all encumbrances by way of interest.



For Amitis Developers LLP
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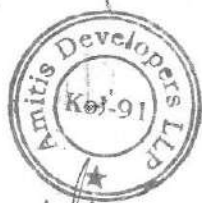
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AND WHEREAS at present due to financial crisis as well as being urgent need of a lot of money for legal necessities, the Vendors herein, have themselves mutually decided, agreed and announced to sell their aforementioned inherited portion of 3/4th share of the schedule of Revenue Paying Collectorate Sali land measuring an area of 08⁶⁷/₁₀₀ Decimals corresponding to 05 (Five) Gattaka, be the same a little more or less, out of 11 (Eleven) Decimals of the total area of 62 Decimals of Sali land, as 1/6th share of 4 their deceased father Baskarathi Mandal, who is the recorded owner of the Record of Rights comprised in R.S. Dag No. 421 and L.R. Dag No. 500 appertaining to R.S. Khatian No. 174 and L.R. Khatian No. 401 at Noursa Sanagram under San gram Gram Panchayat, J.L.No. 16, District Collectorate Poud Nos. 3, 4, 5, Farqana Khazpur, Revenue Survey No. 30 within the jurisdiction of Additional District Sub-Registration Office at Bishnupur, and District Registration Office at Alipore, Police Station Bishnupur, District South 24 Parganas, more fully and particularly described in the schedule hereunder written free from all encumbrances, charges, liens, discharges, attachments and scheme of acquisition or requisition and/or vested by the State Government in any acts, rules, provisions or bye-laws and on the contrary the Vendors herein are collectively hold good preserved and marketable title thereof in law and as such in the meantime for their urgent

Continued P/8.

For Amitis Developers LLP

Authorized Signatory



the abovesaid Vendors herein, have executed and registered a General Power of Attorney in favour of ABUL KALAM NOLLAH, of aforesaid, as their lawful constituted attorney, empowering and authorising him to sell out their schedule mentioned inherited 3/4th share of land measuring an area of 08-1/4 Decimals corresponding to 05 (Five) Cottaks, be the same a little more or less out of 11 (Eleven) Decimals of Salt land, more fully and particularly described in the schedule herein below in written.

AND WHEREAS in response to such intention of the Vendors herein, knowing from a reliable sources, the Purchaser hereto being a Private Limited Company proposed to buy the aforesaid schedule of lands and after a thorough discussion, searching and bargaining verbally well, the marketable consideration/sell price/value has been settled and fixed at the rate of Rs. 50,000/- (Rupees Fifty Thousand) only per cottak and the said Attorney of the Vendors/Owners herein accepting the proposal of the Purchaser hereto as the present highest marketable price in respect of the 3/4th share of land measuring an area of 08-1/4 Decimals corresponding to 05 (Five) Cottaks, be the same a little more or less, out of 11 (Eleven) Decimals of Salt land as 1/6th share of their deceased father Dosharethi WandaJ out of the 62 Decimals of Salt land comprised in S.S. Dag No, 421 and
 08th 11th 8/9.



L.R. Dec No. 500 appertaining to E. & Khatian No. 174 and L.R. Ektion No. 401 at Mouza Banagram under Banagram Gram Panchayat, J.L. No. 16, District Collectorate Fouzi Nos. 3, 4, 5, Pargana Shikarpur, Revenue Survey No. 30 within the jurisdiction of Additional District Sub-Registration Office at Shikarpur and District Registration Office at Alizore, Police Station Shikarpur, District South 24 Parganas of which total Value/Consideration is of Rs. ₹. 50,000/- (Rupees Two Lacs Fifty Thousand) only and the Vendors hereto have received and acknowledged the receipt of the said total consideration money through their aforesaid lawful Constituted Attorney in respect of all of their schedule mentioned inherited said land, as stated herewith, from the Purchaser hereto on or before execution and registration of this Deed of Conveyance as per Memo of Consideration written herewithbelow

FOR THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the said verbal agreement and in consideration of Rs. ₹. 50,000/- (Rupees Two Lacs Fifty Thousand) only paid by the Purchaser to the aforesaid Attorney of the Vendors hereto in respect of total consideration/sell price of the schedule mentioned said lands hereunder written on or before execution and registration of this Deed of Conveyance (the receipt whereof the Vendors DOTH HEREBY admit and acknowledge as per Memo of Consideration) hereunder



written well and the Vendors hereto BOTH HEREBY forever release, acquit, exonerate, discharge, sell, convey, transfer, assign and dispose of ALL THAT piece and parcel of land measuring an area of 00-1/4 Decimals corresponding to 05 (Five) Cottaks, be the same a little more or less, inherited by the Vendors by way of inheritances out of 11 (Eleven) Decimals of Soil lands as equal 1/6th share of their deceased father who was the recorded owner of the Record of Rights comprised in S.S. Dag No. 421 and L.S. Dag No. 500 appertaining to R.S. Ektion No. 174 and L.S. Ektion No. 401 of Gaura Baganada under Banaganur Gram Panchayat, J.L.No. 16, District Collectorate Toust Nos. 3, 4, 5, Hargana Khaspur, Revenue Survey No. 30 within the jurisdiction of Additional District Sub-Registration Office at Bishnupur and District Registration Office at Itipore, Police Station Bishnupur, District South 24 Parganas, free from all encumbrances alongwith all easement rights including the user right of common passage for free ingress and egress to and from the schedule of land which is more fully and particularly described in the schedule hereunder written.

I N D the Vendors hereto further BOTH HEREBY grant, convey, sell, transfer, assign, assure, dispose of absolutely unto and in favour of the Purchaser hereto ALL THAT the said piece of land measuring an area of 00-1/4 Decimals

Contd., 2/11.



corresponding to 95 (Five) Gattas, to the sum a little more or less out of 11 (Eleven) Decimals of Salt Land, free from all encumbrances, liabilities, appurtenances TOGETHER WITH all easement rights, privileges in any pertaining to the said property belonged to the estate right, title, interest, claims, demands and charges whatsoever unto and upon the schedule of lands which is also free from all encumbrances, charges, liens, dependences, acquisition or requisition and/or vested under any scheme of the State Government claim and demand whatsoever TO HAVE AND TO HOLD the same absolutely in the manner as aforesaid free from all obstructions, charges, claims, demands of the schedule of land thus purchased by the Purchaser hereto and the Purchaser shall have every right, authority, power, interest, possession and claim to sell, convey, gift, lease, hypothecate, mortgage, assign, assure, dispose of the schedule of land hereinbelow thus purchased by the Purchaser hereunder written to any person or persons or concern in any manner whatsoever.

THAT the Vendors hereto covenant hereby that NOTWITHSTANDING anything heretofore done or suffered to the contrary the Vendors hereto have good and absolute right, title, possession, interest, claims and authority to convey the schedule mentioned lands hereunder written well which is



free from all encumbrances, charges, liens, dependencies, claims, demands, whatsoever more fully and particularly described in the schedule hereunder written and have all rights, privileges and appurtenances thereto belonging and the same was never vested or were under any scheme of acquisition or requisition by the Government in any acts, rules, provisions or bye-laws which is hereby sold, conveyed, and transferred unto and in favour of the Purchaser hereto by the Vendors herein and the Vendors have not done or knowingly suffered against anything whereby the schedule landed property may be encumbered, stake, affected or impeached in estate, title or otherwise,

THAT the Vendors hereto shall and will at all times indemnify and keep indemnified and harmless the Purchaser against all claims, demands, objections whatsoever in respect of the schedule mentioned lands hereby sold, conveyed, and make good unto and in favour of the Purchaser hereto from all losses, damages, costs and expenses that may be incurred or be incurred by reasons of any defect, deficiency which may be found or detected in right, title, interest or possession in the scheduled property and for granting the same right.

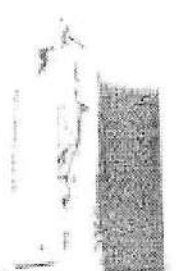
For Amitis Developers LLP


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THAT the Purchaser hereto shall henceforth peacefully and quietly hold, possess and enjoy the rents, issues and profits derivable from and out of the said purchased schedule of land without hindrances, interruptions or disturbances from or by the Vendors or any other person or persons claiming through or under trust for the Vendors without any lawful let, hindrance and interruption or disturbances by any other person or persons whatsoever.

THAT all the rents, revenues and other impositions payable in respect of the schedule of lands hereby sold, have been fully paid by the Vendors and if any portion of such be found to have been remained unpaid for the period unto the date thereof the same shall be decreed to be the liability of the Vendors and recoverable from the Vendors herein.

THAT the Vendors hereby promised and assured that the Vendors shall at all times do and execute at the costs and expenses of the Purchaser all such further acts, deeds, things and assurances as may be reasonably required by the Purchaser for the better or further effecting and assuring the conveyance hereby sold and conveyed.

For Amitis Developers LLP

Authorized Signatory

Contd., ... 2/14.



SCHEDULE OF LAND AS REFERRED TO ABOVE

ALL THAT piece and parcel of Revenue Paying Collectorate land measuring an area of 06-1/4 Decimals corresponding to 05 (Five) Cottages, be the same a little more or less, out of 11 (Eleven) Decimals inherited by the Vendore along with their only sameblood brother since demise of their father late Dasharathi Mondal who was the recorded equal share holding as 1/6th share of total land measuring of 62 Decimals of Salt land comprised in H.S. Dag No. 421 and L.R. Dag No. 500 appertaining to H.S. Khation No. 174 and L.R. Khation No. 401 at Mouza Bamagram under Banagram Gram Panchayat, V.L. No. 16, District Collectorate Fouzi Nos. 3, 4, 5, Pargana Khospur, Revenue Survey No. 30 within the jurisdiction of Additional District Sub-Registration Office at Bishnupur and District Registration Office at Alipore, Police Station Bishnupur, District South 24 Parganas, along with all easement rights, liberties, appurtenances, free from all encumbrances, liens, attachments, dispendances, claims, demands etc. including the user right of common passage for free ingress and egress to and from the schedule of land and the same is further more fully and clearly shown in the sketched map or Plan annexed herewith delineated with RED Ink/Colour border line which shall be deemed to be the part and parcel of this Deed of Conveyance of which revenue is



to be paid to the District Collectorate, South 24 Parganas at Alipore in favour of the Office of Government of the Stat. of West Bengal at the rate of Rs. 03.00 (Rupees Three) only per annum. This Schedule of land is presently used for Agriculture and the same is litted and bounded in the following manner :

ON THE NORTH : By land of Part of R.S.Dag No. 421 ;

ON THE SOUTH : By Land of Part of R.S.Dag No. 421 ;

ON THE EAST : By land of R.S.Dag No. 422 ;

ON THE WEST : By land of Part of R.S.Dag No. 421 ;

IN WITNESS WHEREOF the Vendors hereto have set and subscribed their respective hands and Signatures hereunto, the day, month and year first above written.

SIGNED, SEALED & DELIVERED
at Alipore, Kolkata-700 027
in presence of :



1. Abul Kalam Mollay
কিছুই জানি না
১/১/১১. ২০/১১/১১

Abul Kalam Mollay
SIGNATURE OF ABUL KALAM MOLLAY
THE LAWFUL CONSTITUTED ATTORNEY
FOR THE VENDORS NAMELY -

2. Abul Kalam Mollay
পিতা = Abul Kalam Mollay
মাতা = Abul Kalam Mollay
পিতা = Abul Kalam Mollay
মাতা = Abul Kalam Mollay

- 1. SMT. ANITI HAKIR (NEE MANDAL),
- 2. SMT. REBA MANDAL
- 3. SMT. RENU BALI SARDAR (NEE MANDAL) THE VENDORS HERIN.

For Amitis Developers LLP

Abul Kalam Mollay
Authorised Signatory

MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchaser the within-
mentioned sum of Rs. 2,50,000/- (Rupees Two Lacs Fifty Thou-
sand) only on this day as full and final payment of the total
consideration money of the schedule mentioned said lands sold
by this Deed of Conveyance in the following manner :-

by banking Cheque No. 1079 29 dated 02.11.09 Rs. 2,50,000/-
drawn on Central Bank of India New Ed. Adm. Bldg.
and closed on 7/11/09 dt. 02.11.09 on A/c of
in favour of Abu Kalam Hoda. 50,000/-
2,50,000/-

(RUPEES TWO LACS FIFTY THOUSAND ONLY).

WITNESSES:

1. Abdul Mulla

Abdul Mulla
Lawyer

Abdul Mulla
SIGNATURE OF ABDUL MULLA
LAWYER CONSTITUTED ATTORNEY
FOR THE VENDORS NAMELY -

2. Adv. Anil Kumar
Adv. Anil Kumar
Adv. Anil Kumar
Adv. Anil Kumar
Adv. Anil Kumar
Drafted by me

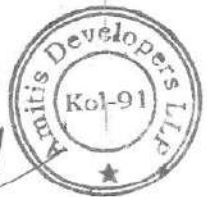
- 1. SMT. ARATI NASKAR (NEE NANDAL)
- 2. SMT. REHA NANDAL,
- 3. SMT. RENU NILA NANDAL (NEE NANDAL) THE VENDORS HERE IN,

Anil Kumar
Advocate,
Alipore Criminal Court,
Kolkata - 700 027,
Regd. No. 428/2691/99.

Typed by :
Bapi Mukherjee
Typist,
Alipore Criminal Court,
Kolkata - 700 027.

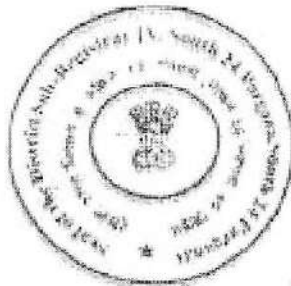
For Amitis Developers LLP


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Authorised Signatory

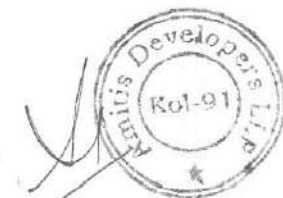


Certificate of Registration under section 60 and Rule 50.

Registered in Book - I
CD Volume number 1
Page from 1547 to 1571
being No 00085 for the year 2010.




(Dulal Chandra Saha) 06 January 2010
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal



For Amrit Developers LLP


Authorised Signatory