



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 469130

Certified to be a true and correct copy of the original as filed in the office of the Registrar of Deeds at the District Office, West Bengal, on the 5th day of May 2010.

DEED OF CONVEYANCE

*[Handwritten signature]*

Sub Registrar  
of the Registrar U/S 7 (2)  
Registration ACT 1908  
West Bengal  
5 MAY 2010

*5/5/10  
5-17*

This DEED OF CONVEYANCE made on this 4<sup>th</sup> day of May 2010 at Parganas

*Handwritten notes:*  
Rs. 250.00  
Rs. 300.00  
Rs. 550.00  
*[Handwritten signature]*

BETWEEN

BECHURAM MANDAL, son of Late Dasharathi Mandal residing at Chakrajumoia, P.O. Pailan, Police Station Bishnupur, District 24 Parganas South by faith Hindu hereinafter referred to as the Vendor (which expression shall unless otherwise repugnant to the context be deemed to mean and include their successors, administrators, legal representatives and/or assigns) of the ONE PART;



For Amitis Developers LLP

*[Handwritten signature]*  
Authorised Signatory

4303

Phiroze & Edulji Adv

Wooj

NAME.....  
 ADD/ADV.....  
 RS.....  
 - 9 APR 2010  
 SURANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road

Red

JMLta



759

For OVAL DEVELOPERS PVT. LTD.

JMLta  
Director



760

Identified by me

PHIROZE EDULJI

Advocate  
High Court, Calcutta

PHIROZE EDULJI



Signature of District Registrar

District Registrar  
10, Registrar U/37 (2)  
Registration ACT 1908  
Calcutta, South 24 Parganas  
4 MAY 2010



For Amitis Developers LLP

Authorized Signatory

AND

OVAL DEVELOPERS PVT. LTD. a Private Limited Company registered under the Companies Act, having its registered office at 15, Brabourne Road, 4<sup>th</sup> Floor, P.S. Hare Street, Kolkata 700 001 hereinafter referred to as the Purchaser (which expression shall unless otherwise repugnant to the context be deemed to mean and include its successors, administrators, legal representatives and / or assigns) of the OTHER PART.

**WHEREAS**

- A) One Late Balaram Mandal, son of Late Bipin Behari Mandal, since deceased was holding landed properties by himself and at the time of his death, said Balaram Mandal, left behind him his six (6) sons as his sole heirs and legal survivors;
- B) Thereafter the abovenamed sons of late Balaram Mandal got their respective share of lands as 1/6<sup>th</sup> out of the lands measuring 62 Decimals 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. 401st Mouza- Banagram, under Banagram Anchal Panchayet, J.L. No. 16, District Collectorate Touzi no. 3, 4, 5, Pargana Khaspur, Revenue Survey no. 30, Police Station Bishnupur, District 24 Parganas (South) recorded with the Record of Rights in their respective names;

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- C) Thus one Dasharathi Mandal, being one of the sons of late Balaram Mandal, got his name recorded in respect of his 1/6<sup>th</sup> share of land as 11 Decimals out of total land 62 Decimals of Sali land by way of inheritance with the Record of Rights and seized and possessed of the same or otherwise well and sufficiently entitled to the same or otherwise well and sufficiently entitled to the same as 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 Mouza Banagram under Banagram Anchal Panchayat, J.L. no. 16, District Collectorate Touzi no. 3,4,5, P Pargana Khaspur, Revenue Survey no. 30 within the jurisdiction of the office of the Additional District Sub-Registrar at Bishnupur, Police Station Bishnupur, District South 24 Parganas since deceased;
- D) Thereafter the aforesaid Dasharathi Mandal, son of Late Balaram Mandal, died leaving behind him his son Bechuram Mandal and three married daughters (1) Smt. Arati Naskar, (2) Smt. Reba Mandal, and (3) Smt. Renu Bala Sardar who presently reside at their respective matrimonial residences;
- E) By a Registered Deed dated 3<sup>rd</sup> November 2006 the said (1) Smt. Arati Naskar, (2) Smt. Reba Mandal, and (3) Smt. Renu Bala Sardar sold to the Purchaser herein their respective portions of

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1/4<sup>th</sup> out of 1/6<sup>th</sup> i.e. 11 decimals of sale land i.e. 8 1/4<sup>th</sup> decimals corresponding to 05 (four) Cottahs which amounts to total 3/4<sup>th</sup> share of 11 decimals 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. 401at Mouza Banagram under Banagram Anchai Panchayet, J.L. no. 16, District Collectorate Touzi no. 3, 4, 5, Pargana Khaspur, Revenue Survey no. 30 within the jurisdiction of the office of the Additional District Sub- Registrar at Bishnupur, Police Station Bishnupur, District South 24 Parganas, free from all encumbrances, liens, lls pendence, liberties attachments, claims, demands and/or charges, exercising their exclusive rights of ownership by way of inheritance thereto having unfettered right, title, possession and interest thereof and by paying the revenue payable for the same to Government Authority regularly;

F) Bechuram Mondal the son of Late Dasharathi Mandal did not sell their respective portions of 1/4<sup>th</sup> out of 1/6<sup>th</sup> i.e. 11 decimals of sale land i.e. 2 3/4 decimals which amounts to total 1/4<sup>th</sup> share of 11 decimals 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. 401at Mouza Banagram under Banagram Anchai Panchayet, J.L. no. 16, District Collectorate Touzi no. 3, 4, 5, Pargana Khaspur, Revenue Survey no. 30 within the jurisdiction of the office of the Additional District Sub- Registrar at Bishnupur, Police Station Bishnupur.

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District South 24 Parganas which was recorded in the name of Ashutosh Mandal, since deceased;

G) The said Bechuram Mondal the Vendor herein have now decided to sell their respective portions of  $1/4^{\text{th}}$  out of  $1/6^{\text{th}}$  i.e. 11 decimals of sale land i.e.  $2 \frac{3}{4}$  decimals which amounts to total  $1/4^{\text{th}}$  share of 11 decimals 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. 401at Mouza Banagram under Banagram Anchal Panchayet, J.L. no. 16, District Collectorate Touzi no. 3, 4, 5, Pargana Khaspur, Revenue Survey no. 30 within the jurisdiction of the office of the Additional District Sub- Registrar at Bishnupur, Police Station Bishnupur, District South 24 Parganas free from all encumbrances, liens, lis pendence, libertics attachments, claims, demands and/or charges, exercising their exclusive rights of ownership by way of inheritance thereto having unfettered right, title, possession and interest thereof and by paying the revenue payable for the same to Government Authority regularly;

H) In response to such intention of the Vendors herein, knowing from a reliable source, the Purchaser hereto being a Private Limited Company proposed to purchase the aforesaid portion of schedule of lands and after a thorough discussion, searching, bargaining verbally well, the marketable consideration/ sale price has been fixed and settled by and between the Vendors and the Purchaser at

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Rs 1,33,222/- (Rupees One Lac Thirty Three Thousand Two Hundred Twenty Two) only in respect of the schedule mentioned piece of land measuring  $2 \frac{3}{4}$  decimals which amounts to total  $1/4^{\text{th}}$  share of 11 decimals out of 62 Decimals of Sali land corresponding to  $2 \frac{3}{4}$  decimals be the same a little more or less, more fully and particularly described in the schedule hereinbelow written and the Vendors herein accepting the proposal of the Purchaser hereto as the present highest marketable sale price/consideration in respect of  $1/4^{\text{th}}$  share of 11 decimals out of 62 Decimals of Sali land corresponding to  $2 \frac{3}{4}$  decimals be the same a little more or less, Sali land, 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. 401st Mouza Banagram under Banagram Anchal Panchayet, J.L. no. 16, District Collectorate Touzi no. 3,4,5, P Pargana Khaspur, Revenue Survey no. 30 within the office of the Additional District Sub-Registrar at Bishnupur, Police Station Bishnupur, District South 24 Parganas, West Bengal of which total value / consideration settled at Rs 1,33,222/- (Rupees One Lac Thirty Three Thousand Two Hundred Twenty Two) only and the Vendors hereto have received and acknowledged the receipt of the aforesaid total consideration money in respect of the schedule mentioned lands measuring about  $2 \frac{3}{4}$  decimals recorded as Sali land, as described hereinabove from the Purchaser hereto immediately on or before the execution and registration of this Deed of Conveyance as per Memo of Consideration written hereinbelow.

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NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the said verbal agreement and in consideration of Rs 1,33,222/- (Rupees One Lac Thirty Three Thousand Two Hundred Twenty Two) only paid by the Purchaser to the Vendors hereto in respect of the total consideration/ sale price of the schedule mentioned Sali lands hereunder written immediately 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 DOTH HEREBY forever release, acquit, exonerate, discharge, sale, convey, transfer, assign assure and dispose of ALL THAT piece and parcel of lands measuring 2 ¼ Decimal as 1/4<sup>th</sup> share out of 11 Decimals of the total area of 62 Decimals, recorded as Sali Land be the same a little more or less 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 Mouza Banagram under Banagram Anchal Panchayet, J.L. no. 16, District Collectorate Teuzi no. 3,4,5, P Pargana Khaspur, Revenue Survey no. 30 within the office of the Additional District Sub- Registrar at Bishnupur, Police Station Bishnupur, District South 24 Parganas, free from all encumbrances along with all easement rights including the user rights 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 or HOWSOEVER OTHERWISE at the said landed property now is or are or heretobefore was or were situated, butted, bounded, called, known,



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*[Handwritten Signature]*  
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numbered, described or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains ditches, hedges, bushes, water, water courses and all other former and ancient right, title, light, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said landed property situate and belong to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or reminders and the rents, issues and profits thereof AND all the estate right, title, interest, claims and demands whatsoever both at law and in equity of the Vendors hereto into or upon the said schedule of lands and every part thereof AND all deeds, pattahs, Muniments, writings, evidence, title whatsoever relating to or concerning the said landed property and every part thereof which now are or may hereafter be in the custody, power, control or possession of the Vendors or any person or persons from whom the said Vendors may procure the same without any lawful action or suit **TO HAVE AND TO HOLD, POSSESS AND ENJOY** the said landed property so to be unto the said Purchaser absolutely forever free from all encumbrances, and the Vendors do hereby covenant with the Purchaser that **NOTWITHSTANDING** any act, deeds, things, matters whatsoever made, done execute or knowingly suffered to the contrary, the Vendors now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey and sell the said landed property hereby sold or expressed or intended so to be unto and to the use of the said Purchaser in the manner as aforesaid and delivered vacant and peaceful possession

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the schedule mentioned lands to the purchaser hereto simultaneously  
in the execution of these presents.

THE purchaser shall and may at all times hereafter peaceably and  
quietly hold, possess and enjoy the schedule mentioned lands or every  
part thereof and pay the revenues and other impositions payable for the  
schedule mentioned lands hereto the appropriate Government Authority  
upon getting its name duly mutated in the Office of the B.L. & L.R.O.  
concerned as well as in the office of Banagram Anchal Panchayet and to  
receive the rents, issues and profits thereof without any lawful eviction,  
interruption, claim or demand whatsoever of any person or persons  
lawfully or equitably claiming from under or in trust for the Vendors or  
any of their predecessors-in-title and that free and clear freely and  
lawfully and absolutely acquitted, exonerated, discharged, saved harmless  
and keep the Purchaser indemnified from or against all charges, estates,  
encumbrances created by the Vendors or any of their predecessors-in-  
title and that free from all encumbrances whatsoever made or suffered by  
the Vendors or any person or persons lawfully or equitably claiming, as  
aforesaid.

FURTHER the Vendors and all persons having lawfully or equitably  
claiming any estate or interest upon the said landed property or every  
part thereof from under or in trust for the Vendors shall and will from  
time to time and at all times hereafter at the costs and requests of the  
purchaser do and execute or cause to be done or executed all such acts,

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deeds, things, matters and assurances whatsoever for further and more perfectly assuring and conveying the said landed property to and unto the purchaser hereto as shall or may be reasonably required.

AND the Vendor hereto further declare hereby that the lands hereby sold, if acquired, subsequently by the State Government or by any public body or found requisitioned for under any scheme or alignment later on in that event the Vendors hereto shall be liable for the same.

AND the Vendors hereto furthermore declare hereby that the lands hereby sold has neither been previously leased out, mortgaged, sold nor in anyway lis pendence or has any attachment in any manner whatsoever and there is no case, suit or proceeding made or pending with any Court of Law elsewhere against the said schedule of lands and the schedule landed property is not decretal property nor sold in auction and no notice has yet been served upon the Vendors for acquisition or requisition of the schedule property or any part thereof by the L.A. Department or any other government Authority and any of the statements or covenants made hereinabove is found to be false, untrue or there is any defect in title, detected hereafter, the Vendors shall be liable for all of the same.

AND the Purchaser hereto shall henceforth peacefully and quietly hold posses and enjoy the rents, issues and profits desirably from and out of the aforesaid purchased schedule of lands without hindrances,

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interruptions or disturbances from or by the Vendors or any person or persons claiming through or under in trust and interruption or disturbances by other person or persons whatsoever.

AND all the rents revenues and other impositions payable in respect of the schedule mentioned 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 realizable from the Vendors herein.

AND that the Vendors hereto hereby promised and assured that if any error or omission is transpired in this Deed of Conveyance later on that may rectified by the Vendors herein or by their representatives legal heirs at the costs and requests of the Purchaser hereto and the supplementary Deed or Rectification Deed or Deed of Declaration may be registered by the vendors in favour of the Purchaser hereto free of any remuneration as and when it may be required for.

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SCHEDULE OF LAND AS REFERRED TO ABOVE

ALL THAT piece of and parcel of Revenue Paying Collectorate lands measuring an area of  $2 \frac{3}{4}$  Decimals be the same a little more or less as  $1/4^{\text{th}}$  share out of 11 Decimals (as  $1/6^{\text{th}}$  share) of total landed area of 62 Decimal, recorded as Sali land, 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 Mouza Banagram under Banagram Anchal Panchayet, J.L. no. 16, District Collectorate Touzi no. 3,4,5, Pargana Khaspur, Revenue Survey no. 30 within the office of the Additional District Sub- Registrar at Bishnupur, Police Station Bishnupur, District South 24 Parganas, along with all easement rights, libertics, appurtenances, free from all encumbrances, liens, attachments, lis pendence, claims, demands and/or charges whatsoever including the user right of common passage for free ingress and egress to and from the schedule of lands which is further more fully and particularly 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 State of West Bengal at Rs. 3.00/- (Rupees Threc) only per annum and is butted and bounded by:

On The North: By land of Part of RS Dag No. 421  
 On The South: By land of Part of RS Dag No. 421  
 On The East: By land of Part of RS Dag No. 422  
 On The West: By land of Part of RS Dag No. 421



For Amitis Developers LLP

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

SIGNED, SEALED AND DELIVERED BY THE SAID VENDOR AT KOLKATA, IN PRESENCE OF:

- 1. *ডেব্রায় সীতা*  
*শ্রী. চক্ৰবর্তী (মহাশয়)*
- 2. *ক্যাবিল*  
*৩৩/৬৪, এ.সি. রোড*  
*কল-১৪*

*ক্যাবিল*  
 Read over and explained  
 in Bengalia  
*[Signature]*  
 ADVOCATE

SIGNED, SEALED AND DELIVERED BY THE SAID PURCHASER AT KOLKATA, IN PRESENCE OF:

- 1. *[Signature]*  
*Head*  
*Highland Colalt.*

For OVAL DEVELOPERS PVT. LTD.

*J.M. Mehta*  
Director

PURCHASER

JAHAN MEHTA *[Signature]*



For Amitis Developers LLP

*[Signature]*  
Authorized Signatory

Prepared in my office  
*[Signature]*  
 ADVOCATE



MEMO OF CONSIDERATION

Received on and from the within named PURCHASER the within mentioned sum of Rs 1,33,222/- (Rupees One Lac Thirty Three Thousand Two Hundred Twenty Two) only as the full consideration money as per this memo:

ON EXECUTION OF THESE PRESENTS

RS. 1,33,222/-

TOTAL

RS. 1,33,222/-

*(Handwritten signature)*

WITNESSES:

VENDOR

*(Handwritten text)*

*(Handwritten signature)*

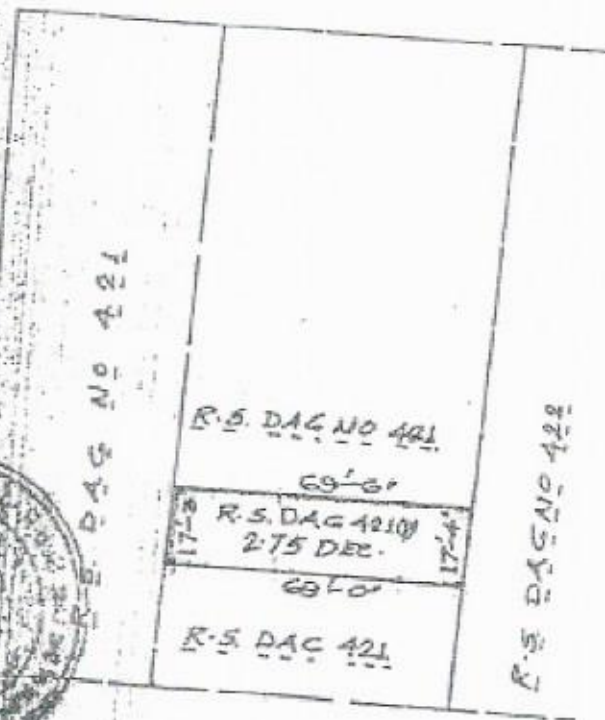
For Amitis Developers LLP

Authorized Signatory



SITE PLAN.

AMOUZA BANAGRAM, I L. NO 16, R.S. NO 30 R.S.KH. NO  
TA. OL. R. KH. NO. 400, PART OF R.S. DAG NO 421 L.R. DAG NO 505.  
TOTAL AREA: 2.75 DEC. (1K-10CH-20) P.S. BISHNUPUR  
SD (S) 24 PGS (5) UNDER RASA PUNJA GRAMPANCHAYET.  
SCALE-1"=40'-0" SHOWN BY RED LINE.



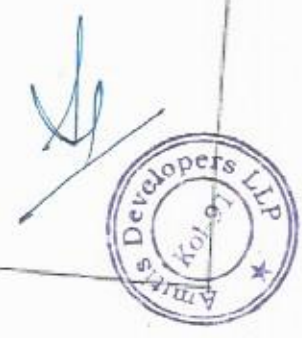
SIGN. OF VENDOR'S



AMITIS DEVELOPERS PVT. LTD.

*T. M. Molla*  
Director

ALI MOLLA  
Director  
Date: 10-1-10



For Amitis Developers LLP  
2  
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**Government Of West Bengal**  
Office Of the D.S.R.-IV SOUTH 24-PARGANAS  
District:-South 24-Parganas

**Endorsement For Deed Number : I - 03447 of 2010**  
(Serial No. 02985 of 2010)

**14/05/2010**

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

presented for registration at 17.43 hrs on 04/05/2010, at the Private residence by Jahan Mehta Claimant.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Admission is admitted on 04/05/2010 by

Chakraborty Mandal, son of Lt. Dasharathi Mandal , Chakrajumolia, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Pailan . By Caste Hindu, By Profession : ---

Jahan Mehta

Director, Oval Developers Pvt Ltd, 15,brabourne Rd, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

By Profession : ---

Identified By Phiroze Edulji, son of . , High Court Calcutta, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Advocate.

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

**15/05/2010**

**Intimate 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 number : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Amount of Fees:**

Rs. Paid in rupees under article : A(1) = 1463/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 05/05/2010

**Intimate 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.-133222/-

certified that the required stamp duty of this document is Rs.- 6671 /- and the Stamp duty paid as: prescriptive Rs.- 1000/-

**Intimate stamp duty**


certified stamp duty Rs. 5671/- is paid by the draft number 122342, Draft Date 17/04/2010, Bank Name State Bank of India, NET BANKING, ROAD BR., received on 05/05/2010



  
 Dulal Chandra Saha  
 DISTRICT SUB-REGISTRAR-IV  
 Endorsement Page 1 of 2

15/05/2010 16:59:00

For Amitis 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 - 03447 of 2010  
(Serial No. 02985 of 2010)

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV




  
(Dulal Chandra Saha)  
DISTRICT SUB-REGISTRAR-IV



1/2010 16:59:00

EndorsementPage 2 of 2

For Amitia Developers LLP

  
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SPECIMEN FORM FOR TEN FINGER PRINTS



*J.M. to*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



*Asst. Dir. (Gen)*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

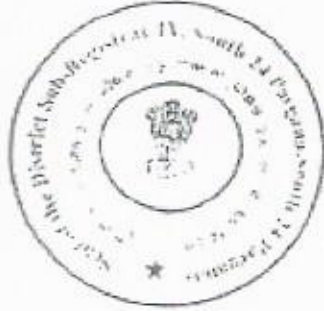


For Amitis Developers LLP

*2*  
Authorized Signatory

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 12  
Page from 4452 to 4471  
being No 03447 for the year 2010.



(Dulal Chandra Saha) 07-May-2010  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal

For Amitis Developers LLP

  
Authorized Signatory

