

P 15162

D-6528/10

Handwritten notes on the left margin.



346 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 829613

16,100/- M.V. Rs. 2,68,957/-



50  
B/D 12750

Certified that the Document is admitted to Registration in the Register Sheet and the endorsement sheet attached to this document are the part of the document.

Signature of Additional Registrar of Assurances, Kolkata  
07-07-10

318

DEED OF CONVEYANCE

- 1. Date: 16/10/2007
- 2. Place: Kolkata
- 3. Parties:

A	2605
E	7
J	55
Uma	25
Uma	4
<hr/>	
	2896

Kolkata or  
875471  
16-10-07  
12750/-

Jr	250
Jr	80
<hr/>	
	330

Handwritten notes at the bottom left.

Handwritten calculations at the bottom center.

76550

19 SEP 2007



NAME.....  
 ADD.....  
 Rs.....  
 19 SEP 2007  
**S. CHATTERJEE**  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kol-1

Uyem Prakash Sah



6358

Presented for Registration

.....on the.....  
 days of.....year.....

Vendor Residence

STEREONIC VARUJA PVT. LTD.  
 Uyem Prakash Sah  
 Director

9

ADDITIONAL REGISTRAR OF  
 ASSURANCES-I, KOLKATA



6359

Debasish Paul

Kshish Paul  
 SO Harekumar Paul  
 P.O. Harekumar Paul  
 Calo 63  
 Business

ADDITIONAL REGISTRAR OF  
 ASSURANCES-I, KOLKATA





- 3.1 **Mr. Debasish Paul**, son of Sudarshan Chandra Paul, residing at Village and Post Office Amgachia, Police Station Bishnupur District 24, Parganas ( South) (**Vendor**, includes successors-in-interest)

**And**

- 3.2 **Symphonic Vanijya Private Limited**, having its registered office at 4<sup>th</sup> floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013 (**Purchaser**, includes successors-in-interest and/or assigns).

Vendor and Purchaser, collectively **Parties**.

**NOW THIS CONVEYANCE WITNESSES:**

**4. Subject Matter of Conveyance:**

- 4.1 **Said Land:** Sali Land measuring 17 (seventeen), decimal, comprised in R.S. Dag No. 268, Khatian No. 546, R.S. No.326, in Mouza Amgachia, J.L. No. 93, Touzi Nos. 85,87, and 94, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24 Parganas (South), described in the **Schedule** below (**Said Land**).

**5. Representations, Warranties and Covenants of the Vendor:**

5.1 Representations, Warranties and Covenants on Chain of Title:

- 5.1.1 **Ownership of Sudarshan Chandra Paul:** **Sudarshan Chandra Paul** is the sole and absolute Owner of the Said Land.
- 5.1.2 **Gift to Vendor:** By a Deed of Gift in Bengali language dated 18<sup>th</sup> December, 2001, registered in the office of the Sub-Registrar, Bishnupur, 24 Parganas (South), in Book No. I, Volume No. 2, pages 470 to 473, Being No. 171 for the year 2002, Sudarshan Chandra Paul gifted the Said Land to Vendor. The Vendor is the sole and absolute owner of the Said Land.
- 5.1.3 **True and Correct Representations:** The Vendor is the undisputed owner of the Said Land, such ownership having been acquired in the manner stated in Clauses 5.1.1 and 5.1.2 above, the contents of which are all true and correct.



5.2 Representations, Warranties and Covenants on Encumbrances:

- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition or requisition of the Said Land and declare that the Said Land is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.
- 5.2.2 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Said Land or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.3 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Land to the Purchaser.
- 5.2.4 **Free from all Encumbrances:** The Said Land is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, bargadars Income Tax Attachment, Financial Institution charges and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendors' predecessors-in-title and the title of the Vendor to the Said Land is free, clear and marketable.
- 5.2.5 **No Personal Guarantee:** The Said Land is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.6 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Land or any part thereof.

6. **Background:**

- 6.1 **Agreement to Sell and Purchase:** The Vendor has approached and offered to sell the Said Land and the Purchaser, based on the representations, warranties and covenants mentioned in Clause 5



and its sub-clauses above (collectively **Representations**), has agreed to purchase the Said Land.

**7. Transfer:**

7.1 **Conveyance:** The Vendor hereby sells, conveys and transfers to the Purchaser, free from all encumbrances, the entirety of the Vendor right, title and interest of whatsoever or howsoever nature in the Said Land, being Sali Land measuring 17(seventeen), decimal, comprised in R.S. Dag No. 268, Khatian No. 546, R.S. No.326, in Mouza Amgachia, J.L. No. 93, Touzi Nos. 85,87, and 94, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24Parganas (South), described in the **Schedule** below.

7.2 **Consideration:** The sale, conveyance and transfer of the Said Land is being made in consideration of a sum of Rs. 2,55,025/- (Rupees two lac fifty five thousand and twenty five) paid to the Vendor, the entirety of which has been received by the Vendor and the Vendor has executed the Receipt and Memo of Consideration below to admits and acknowledge the same.

**8. Terms of Transfer:**

8.1 **Salient Terms:** The transfer being affected by this Conveyance is:

8.1.1 **Sale:** A sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** Absolute, irreversible and perpetual.

8.1.3 **Free from encumbrances:** Free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, bargadars, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights and statutory prohibitions and liabilities whatsoever.

8.2 **Together With:** The transfer being affected by this Conveyance is together with all other rights the Vendor has in the Said Land and all other appurtenances thereto including but not limited to



customary and other rights of easements for beneficial use of the Said Land.

8.3 **Subject To:** The transfer being affected by this Conveyance is subject to:

8.3.1 **Indemnification:** Indemnification by the Vendor about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the Purchaser on express indemnification by the Vendor about the correctness of the Vendor title, the Representations and authority to sell, which if found defective or untrue at any time, the Vendor shall, at the Vendor own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.

8.3.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.4 **Delivery of Possession:** Khas, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser, which the Purchaser admits, acknowledges and accepts.

8.5 **Outgoings:** All statutory taxes, surcharge, outgoings and levies of or on the Said Land, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.6 **Holding Possession:** The Vendor hereby covenants that the Purchaser shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Land and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendor.



- 8.7 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or its successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or its successors-in-interest by reason of any defect in title of the Vendor or any of the Representations being found to be untrue.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and/or its successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Land.

**Schedule  
(Said Land)**

Sali Land measuring 17(seventeen), decimal, comprised in R.S. Dag No. 268, Khatian No. 546, R.S. No.326, in Mouza Amgachia, J.L. No. 93, Touzi Nos. 85,87,and 94 , Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24Parganas (South) and delineated in the **Plan** annexed and bordered in colour **Red** thereon together with Rayati Sthithiban Rights, together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Land and butted and bounded by in the following manner :

- On the North** : Dag No. \_\_\_\_\_
- On the South** : Dag No. \_\_\_\_\_
- On the East** : Dag No. \_\_\_\_\_
- On the West** : Dag No. \_\_\_\_\_

9. Execution and Delivery:

9.1 In witness whereof the Vendor and Purchaser have executed and delivered this instrument of Conveyance on the date given above.

Debasish Paul.

[Vendor]

THE SYMPHONIC VANIYA PVT. LTD.  
Uyan Prasad Sin  
Director

[Purchaser]

Witnesses:

Kshitish Paul  
S/O Harakumar Paul  
126 Amrital Mukherjee Road  
D.O. Shaker Pukur  
Cal 63



### Receipt And Memo of Consideration

Received from the Purchaser the sum of Rs. 2,55,025/- (Rupees two lac fifty five thousand and twenty five) towards full and final payment of the Consideration receivable by the Vendor under this Conveyance, in the following manner:

Mode.	Date	Bank	Amount (Rs)
-------	------	------	-------------

Debasish Paul

[Vendor]

**Witnesses:**

K. Debasish Paul  
810 Horakurmer Paul  
126 Amrital Mukherjee Paul  
Rd. Shakur Paul

Cal - 63



SPECIMEN FORM FOR TEN FINGER PRINTS



*Ryan Prakeshson*

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



*Debasish Paul*

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



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



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





Government Of West Bengal  
Office Of the A.R.A.-I KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 06528 of 2010  
(Serial No. 15162 of 2007)

On 16/10/2007

**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.-268957/-

Certified that the required stamp duty of this document is Rs.- 13448 /- and the Stamp duty paid as: Impressive Rs.- 50/-

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

Presented for registration at 15.46 hrs on :16/10/2007, at the Private residence by Gyan Prakash Sah. ,Claimant.

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

Execution is admitted on 16/10/2007 by

1. Debasish Paul, son of Sudarshan Chandra Paul , Village:Amgachia, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Amgachia , By Caste Hindu, By Profession : Others
2. Gyan Prakash Sah.  
Director, Symphonic Vanijya Pvt. Ltd., 4th Floor, 1, Ganesh Chandra Avenue, CALCUTTA, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .  
, By Profession : Others  
  
Identified By Kshitish Paul, son of Hara Kumar Paul, 126, Amritalal Mukherjee Road, CALCUTTA, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Thakurpukur Pin :-700063 , By Caste: Hindu, By Profession: Business.

( Ramananda Das )  
ADDL. REGISTRAR OF ASSURANCE-I

On 17/10/2007

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 2805/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 17/10/2007

**Deficit stamp duty**

Deficit stamp duty Rs. 12750/- is paid, by the draft number 875471, Draft Date 16/10/2007, Bank Name STATE BANK OF INDIA, Kolkata Br., received on 17/10/2007

( Ramananda Das )  
ADDL. REGISTRAR OF ASSURANCE-I

On 07/07/2010

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



( Dines Kumar Mukhopadhyay )  
ADDL. REGISTRAR OF ASSURANCE-I





Government Of West Bengal  
Office Of the A.R.A.-I KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 06528 of 2010  
(Serial No. 15162 of 2007)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,  
Article number : 23 of Indian Stamp Act 1899.

**Deficit stamp duty**

Deficit stamp duty Rs. 648/- is paid 04806729/06/2010 State Bank of India, CALCUTTA MAIN BRANCH,  
received on 07/07/2010

**Deficit Fees paid**

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

A(1) = 143/- on 07/07/2010.

( Dines Kumar Mukhopadhyay )  
ADDL. REGISTRAR OF ASSURANCE-I



( Dines Kumar Mukhopadhyay )  
ADDL. REGISTRAR OF ASSURANCE-I  
EndorsementPage 2 of 2

SALE DEED PLAN

SHOWING AT MOUZA AMGACHHIA JL NO 93, R/S NO 326  
L/R KHATIAN NO 546 AREA 77 DEC PURCHASED AREA  
17 DEC SHOWN IN RED VERGE UNDER PS BISHNUPUR  
DIST SOUTH 24 PARGANAS.

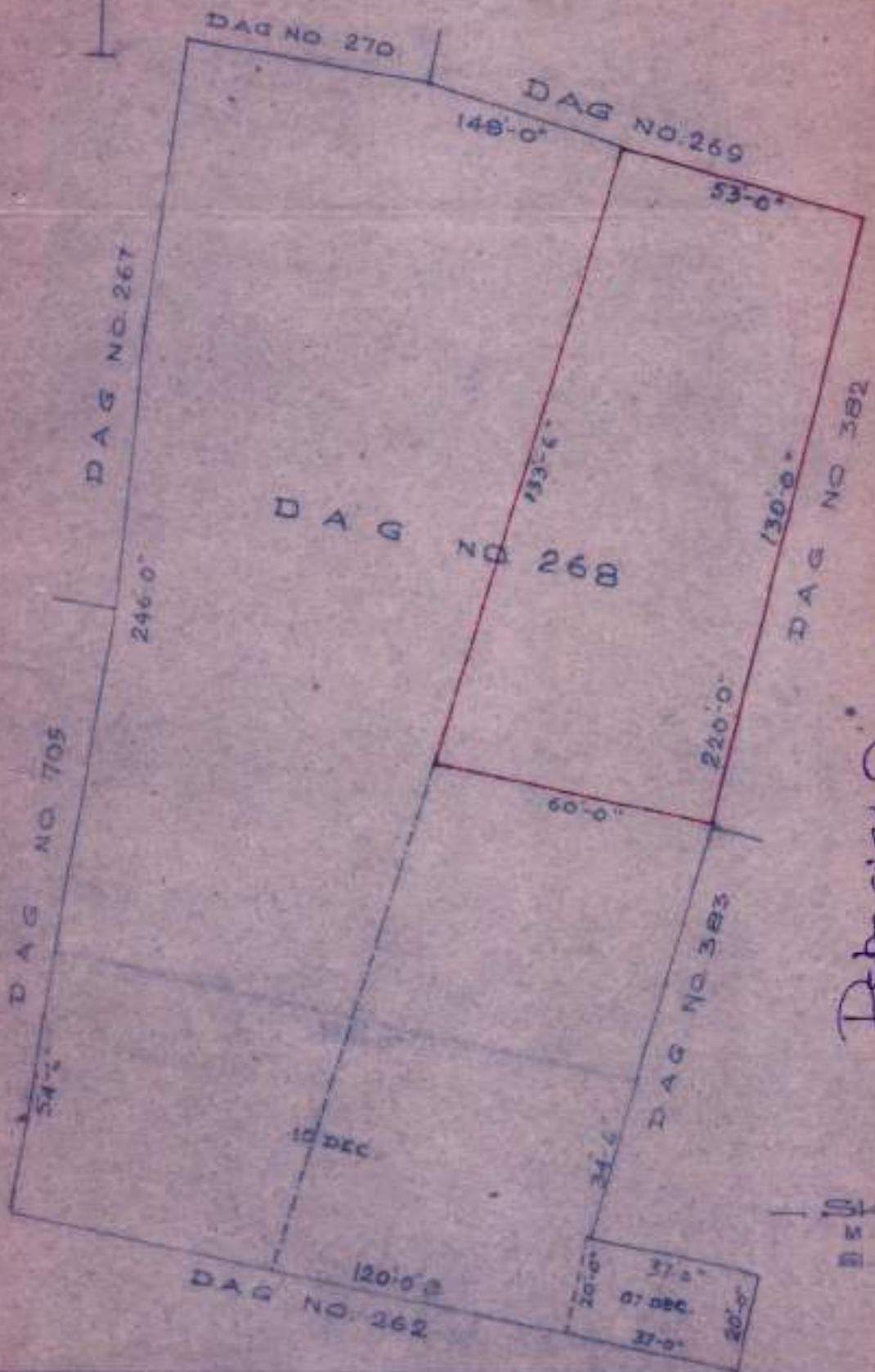
SCALE 1" = 33'

NAME OF VENDEE

NAME OF VENDOR

SR. DEBASISH PAUL  
S/O SUDARSAN CH. PAUL  
OF VILL & PO. AMGACHHIA  
PS BISHNUPUR, DIST 24 PARGANAS

N



SIGNATURE

*Debasish Paul*

OF SYMBIONESE VARIETY PVT. LTD.  
*Myan. Forest Sch*  
Director

Sketch drawn by  
E. A. Adhikari  
B. No. BT/36/51



Certificate of Registration under section 60 and Rule 69.

Registered in Book -1  
CD Volume number 16  
Page from 6419 to 6433  
being No 06528 for the year 2010.



*DHC*

(Dines Kumar Mukhopadhyay) 12-July-2010  
ADDL REGISTRAR OF ASSURANCE-I  
Office of the A.R.A. I KOLKATA  
West Bengal

Registered in  
BOOK NO. ....  
VOL. QUARTER NO. ....  
PAGE NO. .... TO .....  
DEED NO. ....  
YEAR. ....

etc.

DATED 16<sup>th</sup> DAY OF October, 2007

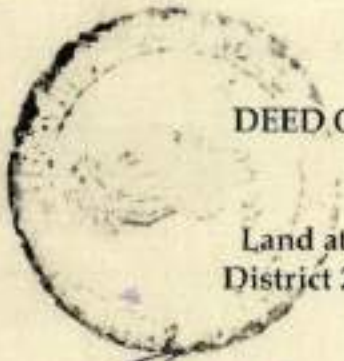
Between

Mr. Debasish Paul  
... Vendor

And

Symphonic Vanijya Private Limited  
... Purchaser

ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA



DEED OF CONVEYANCE

Land at Mouza Amgachia  
District 24, Paeganas (South)

ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA

Mani Sankar Roychowdhury  
Advocate  
Raja Chambers  
4, Kiran Sankar Roy Road  
Kolkata-700 001