

F-91

15413

D-6882/10

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 834925

151
2.11.07



SD
B/D 37150

MV. - Rs 7,83,140/-

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement press attached to this document are the part of the Document.

[Signature]
Additional Registrar
of Assurances-1, Kolkata
16.7.10

A 8162
E 7
D 55
WA 25
CMB 4
8253

DEED OF CONVEYANCE

- Date: 2nd November 2007
- Place: Kolkata
- Parties: 626

Sale + Amt
7,42,574

742
742
8162

Stamp
875932
2.11.07
37150/-

77470


 21 SEP 2007
S. CHATTERJEE
 Licensed Auctioneer
 C. C. Court
 2 & 3, W. C. Road, Kol-1

Uyen Prakash Sah



31237

2-1 SEP 2007

M SYMPHONIC VANUJA PVT. LTD



Uyen Prakash Sah
Director

31254

Presented For Registration
at Kolkata Registration Office
on days of 20

2012/01 01 00 00 00

~~(Signature)~~
Per of

9

ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

J



31255

L.T. 1 of Mayanori Deal by the pen of
Jayanta Majumdar.

02-05-07

Bina Das Adhikari
 S/o B.M. Adhikari
 Bishampur
 24/9(L)
 Baidyans.

10

ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA





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

Endorsement For Deed Number : I - 06882 of 2010
(Serial No. 15413 of 2007)

On 02/11/2007

Payment of Fees:

Fee Paid in rupees under article : A(1) = 8162/- , E = 7/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 02/11/2007

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.-783140/-

Certified that the required stamp duty of this document is Rs.- 39157 /- and the Stamp duty paid as Impresive Rs.- 50/-

Deficit stamp duty

Deficit stamp duty Rs. 37150/- is paid, by the draft number 875932, Draft Date 02/11/2007, Bank Name STATE BANK OF INDIA, Kolkata Br., received on 02/11/2007

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

Presented for registration at 13.57 hrs on :02/11/2007, at the Office of the A.R.A.-I KOLKATA by Gyan Prakash Sah ,Claimant.

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

Execution is admitted on 02/11/2007 by

1. Makhan Lal Seal , son of Lt Purna Ch. Seal , Village:Amgachia, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Amgachia , By Caste Hindu, By Profession : Others
2. Mayarani Seal., wife of Makhan Lal Seal , Village:Amgachia, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Amgachia , By Caste Hindu, By Profession : Others
3. Gyan Prakash Sah
 Director., Symphonic Vanijya Pvt. Ltd., 1, Ganesh Chandra Avenue, CALCUTTA, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 .
 , By Profession : Others

Identified By Bipro Das Adhikary, son of . . . Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- . By Caste: Hindu, By Profession: Others.

(Ramananda Das)
 ADDL REGISTRAR OF ASSURANCE-I

On 16/07/2010

Certificate of Admissibility(Rule 21,W.B. Registration Rules 1962)

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

Additi. of
 Assura: Kolkata
16 JUL 2010

(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 - 06882 of 2010
(Serial No. 15413 of 2007)

Deficit stamp duty Rs. 1957/- is paid 04809830/06/2010 State Bank of India, CALCUTTA MAIN BRANCH, received on 16/07/2010

Deficit Fees paid

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

A(1) = 451/- on 16/07/2010.

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



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

- 3.1 **Makhan Lal Seal**, son of Late Purna Chandra Seal, residing at Village and Post Office Amgachia, Police Station Bishnupur District 24, Parganas (South)
- 3.2 **Mayarani Seal**, wife of Makhan Lal Seal, residing at Village and Post Office Amgachia, Police Station Bishnupur District 24, Parganas (South) (collectively **Vendor**, includes successors-in-interest)

And

- 3.3 **Symphonic Vanijya Private Limited**, having its registered office at 4th 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:**

Said Land: Sali Land measuring 49 ½ (fourty nine and half), decimal, comprised in R. S. Dag No. 368, R.S. Khatian Nos. P- 784 and P- 785 in Mouza Amgachia, J.L. No. 93, Touzi No. 85,87 and 94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24Parganas (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 Rai Mohan Majumdar :** Rai Mohan Majumdar was the sole and absolute owner of the Land measuring 33 (thirty three), decimal, comprised in R. S. Dag No. 368, R.S. Khatian Nos. P- 784 and P- 785 in Mouza Amgachia, J.L. No. 93, Touzi No. 85,87 and 94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24Parganas (South) (**1st Land**).

- 5.1.2 **Sale to Vendors:** By a Deed of Sale dated 1st December 1980, registered in the office of the Sub-Registrar, Bishnupur, District 24 Parganas (South), in Book No. 1, Being No. 7129 for the year 1980, Rai Mohan Majumdar sold the 1st Land to Vendors, thus the vendors became the sole and absolute Owner of the Said Land and name of the Vendors are the recorded in the Parcha (Records of Rights) which have been prepared under the chapter VII of the West Bengal Land Reforms Act. (Act 1, of 1956) as per final publication done by Block Land and Land Reforms Officer.

- 5.1.3 **Ownership of Rai Mohan Majumdar :** Rai Mohan Majumdar was the sole and absolute owner of the Land measuring 16 ½ (sixteen and half), decimal, comprised in R. S. Dag No. 368, R.S. Khatian No. P- 784 in Mouza Amgachia, J.L. No. 93, Touzi No. 85,87 and 94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24Parganas (South) (2nd Land).
- 5.1.4 **Sale to Vendor No. 3.1 :** By a Deed of Sale dated 30th December 1977, registered in the office of the Sub-Registrar, Bishnupur, District 24, Parganas(South) , in Book No. 1, Being No. 5840 for the year 1977, Rai Mohan Majumdar sold the 2nd Land to Vendor 3.1, thus the vendor no. 3.1, became the sole and absolute Owner of the 2nd Land.
- 5.1.5 **Ownership of Makhan Chandra Vendor No. 3.1) and Maya Rani Seal (Vendor No. 3.2 herein) :** In the afore said circumstances , the Makhan Chandra Seal (Vendor No. 3.1) is the sole and absolute of the of the land measuring 33 (thirty three), decimal, comprised in R. S. Dag No. 368, R.S. Khatian Nos. P- 784 in Mouza Amgachia, J.L. No. 93, Touzi No. 85,87 and 94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24Parganas (South), and **Maya rani Seal (Vendor No. 3.2 herein) is the sole and absolute of the of the land measuring 16 ½ (sixteen and half), decimal, comprised in R. S. Dag No. 368, R.S. Khatian Nos. P- 785 in Mouza Amgachia, J.L. No. 93, Touzi No. 85,87 and 94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24Parganas (South).**
- 5.1.6 **Ownership of Vendors :** in the aforesaid circumstances, Vendor are the join Owners of the 1st Land and the 2nd Land (collectively Said Land)
- 5.1.7 **True and Correct Representations:** The Vendors are 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 Vendors have 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 Vendors:** The Vendors have 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 Vendors have 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 Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors 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 Vendors from selling, transferring and/or alienating the Said Land or any part thereof.

6. **Background:**

- 6.1 **Agreement to Sell and Purchase:** The Vendors have 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 Vendors hereby sell, convey and transfer to the Purchaser, free from all encumbrances, the entirety of the Vendors right, title and interest of whatsoever or howsoever nature in the Said Land, being Land measuring 49 ½ (fourty nine and half), decimal, comprised in R. S. Dag No. 368, R.S. Khatian Nos. P- 784 and P- 785 in Mouza Amgachia, J.L. No. 93, Touzi No. 85,87 and 94, R.S. No. 326, 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. 7,42,574/- (Rupees Seven lac forty two thousand five hundred seventy four) 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, outgoing 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 Vendors, 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 covenant 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 Vendors, 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)**

All that piece and parcel of Sali land measuring 49 ½ (fourty nine and half), decimal situate within District 24, Parganas (South), Mouza Amgachia, J.L. No. 93, Touzi No. 85,87,94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24Parganas (South), and comprised in the following Dag and Khatian Nos:

R.S Dag No.	R.S. Khatian No.	Classificati on of Land	Area of total Dag in decimal	Share	Area of Land sold in decimal
368	P-784	Sali	190,decimal	0895	33,decima 1
368	P-785	Sali	190,decimal	0895	16 ½ ,decimal

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 - 368 (P)
On the South	:	DAG NO - 382
On the East	:	DAG NO - 368
On the West	:	DAG NO - 269

9. Execution and Delivery:

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

Handwritten signature of vendors



L.H.P.
Haya Ravi Seal
Jayate Mujin S.
02-11-07

[Vendors]

FOR SYMPHONIC VANUJA PVT. LTD.
Ujjain Prakash Son
Director

[Purchaser]

Witnesses:

1. V. B. Prasad Acharya
Bela Nagar
24 Pao - South.
2. Subal Ray
Go Lata Dabra Ka Ray
Pailan.
24 Pao (S)

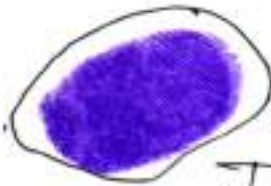
Drawn by
Mani Sankar Ray
Advocate
High court, Calcutta

Receipt And Memo of Consideration

Received from the Purchaser the sum of Rs. 7,42,574/- (Rupees Seven lac forty two thousand five hundred seventy four) towards full and final payment of the Consideration receivable by the Vendors under this Conveyance, in the following manner:

Mode.	Date	Bank	Amount (Rs)
209743 (Bank Cheque)	16-10-2007	ICICI, Bank	2,45,000/-
209744 "	16-10-2007	"	4,95,000/-
cash	02-11-2007	"	2,574/-
			<u>Rs. 7,42,574/-</u>

सत्यापित करणारे अधिकारी



L.H.P. - Mynra Rani Seal
 Jayanta Mynra
 02-11-07

[Vendors]

Witnesses:

1. Bipradas Acharya
2. Sre Babu Ray

Registered in
Book No. _____
Volume No. _____
Page No. _____
Date of Registration _____

(4)

DATED _____ DAY OF _____, 2007

Between

Maya Rani Seal & Anr
... Vendors

And

Symphonic Vanijya Private Limited
... Purchaser

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

DEED OF CONVEYANCE

Land at Mouza Amgachia
District 24, Paeganas (South)

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

(Signature)

9

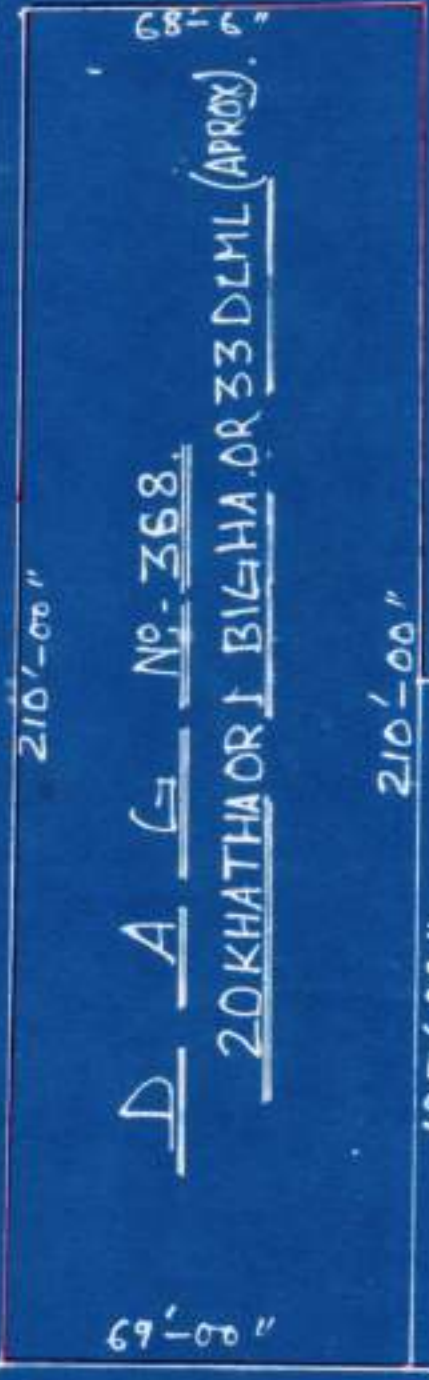
ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA



(15)

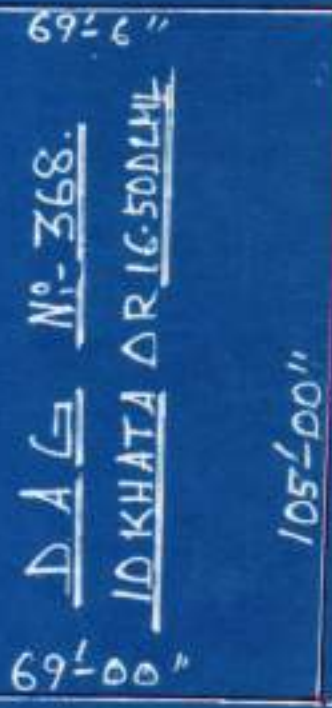
AT MOZA AHLACHHA J.L-73, DALG NO- 368.
 P.S. BISHNU PUR. DIST- SOUTH 24 PARAGANS.
 KHATAN N° 552. AREA OF LAND. IBIGHA
 10 KHATA SONIN RER LINE -
 SCALE-- 30' = 1"

D A G N°- 368.



D A G N°- 368.

D A G N°- 368.



D A G N°- 382.



DRAWN BY
 Jayanta W...
 28-09-07

D A G N°- 269
 THE SYMPHONIC YAMUNA PVT. LTD.
 by Jagan Prakash Saha
 Director

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 17
Page from 4417 to 4431
being No 06882 for the year 2010.



DK

(Dines Kumar Mukhopadhyay) 21-July-2010
ADDL. REGISTRAR OF ASSURANCE-I
Office of the A.R.A.-I KOLKATA
West Bengal

SPECIMEN FORM FOR TEN FINGERPRINTS

	Ring	Middle	Fore	Thumb	
	(Left Hand)				
Thumb	Fore	Middle	Ring	Little	
	(Right Hand)				
Little	Ring	Middle	Fore	Thumb	
	(Left Hand)				
Thumb	Fore	Middle	Ring	Little	
	(Right Hand)				
Little	Ring	Middle	Fore	Thumb	
	(Left Hand)				
Thumb	Fore	Middle	Ring	Little	
	(Right Hand)				
Little	Ring	Middle	Fore	Thumb	
	(Left Hand)				
Thumb	Fore	Middle	Ring	Little	
	(Right Hand)				

Rekash Sol



30/2/21 10:30 AM



2.14.21
Pragati Singh

PHOTO

SPECIMEN FORM FOR TEN FINGERPRINTS



Jan Prakash Son

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



सुनील केशव

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



*2.14.10
Sujata K. Hegde*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				