

15412

D-6901/10

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

15/11
2.11.07



M.V. Rs. 4,74,630/-

B 830890
50
6/2 22550

Certified that the Document is admitted to Registration. The Signature Sheet and the Receipt sheet attached to this document are a part of this Document.

[Signature]
Additional Registrar
of Assurances, Kolkata
16/7/10

A 4950
E 7
D 55
LMA. 15
Mils. 4
5041

439

DEED OF CONVEYANCE

1. Date: 2nd November,
2. Place: Kolkata
3. parties:

Sale of 1/2 part
4.50.000

450
450
4950

Kolkata 05
Cheque No. 875934
dt 2-11-07
Rs 22550/-
See back field on this Cheque Book.

77412

21 SEP 2007



NAME.....
 ADD.....
 Rs.....
 21 SEP 2007
 S. CHATTERJEE
 Licensed Stamp Vendor
 C. C. Court
 7 & 3, K. S. Roy Road, Koi-1

Uyan Rakesh Sah



31237

[Handwritten signature]

Presented For Registration
at Kolkata Registration Office
on days of

OF SYMPHONIC VARUNYA PVT. LTD

Uyan Rakesh Sah
Director



9
ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA



31257

L.T. of Mayankani Seal
Pen of

Jyoti Mijar

02-11-07



Ripras das Adhikary
Sp. E.M. Adhikari
Mishra

248 RS (S)
Bansari

9
ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

- 3.1 **Mayarani Seal**, wife of Makhan Lal Seal, 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 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:

- 4.1 **Said Land:** Sali Land measuring 30 (thirty), decimal, comprised in R.S. Dag No. 382, 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), 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 Manindra Kumar Roy:** Manindra Kumar Roy was the sole and absolute owner of the Land measuring 30 (thirty), decimal, comprised in R.S. Dag No. 382, 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) (**Said Land**)

5.1.2 **Sale to Vendor:** By a Deed of Sale dated 11th August 1975, registered in the office of the Sub-Registrar, Bishnupur, District 24, Parganas(South) , in Book No. 1, Being No. 10536 for the year 1975, Manindra Kumar Roy sold the Said Land to Vendor, thus the vendor became the sole and absolute Owner of the Said Land and name of the Vendor is the recorded in the Parcha (Records of Rights) which have been prepared under the chapter VII of the West Bengal Land Reforms Act. (Act I. of 1956) as per final publication done by Block Land and Land Reforms Officer.



ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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 Land measuring 30 (thirty), decimal, comprised in R.S. Dag No. 382, 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), 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. 4,50,050/- (Rupees four lac fifty thousand and fifty) 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 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 Rayati Sthithiban land measuring 30, 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 24 Parganas (South), and comprised in the following Dag and Khatian Nos:

R.S. Dag No.	R.S. Khatian No.	Classification of Land	Area of total Dag in decimal	Share	Area of Land sold in decimal
382	P-784	Sali	89,decimal	3333	30,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-382(P)
 On the South : DAG NO-382(P)
 On the East : DAG NO-384(P)
 On the West : DAG NO-268(P)

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.



 L.H.P. - Maya Rami Seal.
 Jayanta Ghosh.
 02-11-07.

[Vendor]

PH SYMPHONIC VARIETY PVT. LTD.
 Jayan Rakash Sar
 Director

[Purchaser]

Witnesses:

1.  Dipan Seal

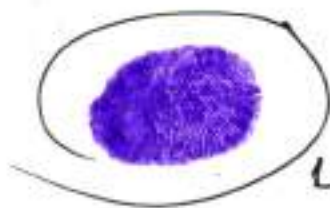
2. Bipra Ghosh
 Bishnupur. 24 pps (C)

Drafted by
 Mani Sanyal
 Advocate
 High Court, Calcutta

Receipt And Memo of Consideration

Received from the Purchaser the sum of Rs. 4,50,050/- (Rupees four lac fifty thousand and fifty) towards full and final payment of the Consideration receivable by the Vendors under this Conveyance, in the following manner:

Mode.	Date	Bank	Amount (Rs)
209740 (Bank a/c)	16-10-2007	ICICI Bank	Rs. 4,50,000/-
cash	02-11-2007	_____	Rs. 450,050 50/-
			<u>Rs. 4,50,050/-</u>



L. H. P. Mayakani Seal.
Jayanti Mayakani
02-11-07

[Vendor]

Witnesses:

- ① Dipala Seal
- ② Bipindar Seal

SPECIMEN FORM FOR TEN FINGERPRINTS



Ujan Rakashan



*L.H. P. Mayurika
Jayati M.S.*

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

DAG NO 268



SALE DEED PLAN
 SHOWING AT MOUZA ANGACHHIA ILL NO 93 DAG NO 382
 R.S. NO. 3861 R. KHATTIAN NO (P) 784
 30 DEC UNDER P.S. BISHNUPUR I DIST SOUTH 24 PONS
 SHOWN IN RED VERGE

DAG NO 382

DAG NO 383

DAG NO 381

DAG NO 393

L.H.P.
Maya Rani Seal
Jayate Mojinda
02-01-07

SCALE 1"=50'
 NAME OF VENDOR
 MAYA RANI SEAL
 W/O MAKHAN LAL SEAL
 VILL R.P.O. ANGACHHIA
 P.S. BISHNUPUR
 DIST. SOUTH 24-PARGANAS.

Sketch drawn by
 K. S. Das
 2/11/07
 SL. No. 817, 54/81

VENDOR'S SIGNATURE

BY SYMPHONIC KARLITA PVT. LTD.
Nayan Kishore
 Director



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

Endorsement For Deed Number : I - 06901 of 2010
(Serial No. 15412 of 2007)

On 02/11/2007

Payment of Fees:

Fee Paid in rupees under article : A(1) = 4950/- , 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.-474630/-

Certified that the required stamp duty of this document is Rs.- 23732 /- and the Stamp duty paid as: Impresive Rs.- 50/-

Deficit stamp duty

Deficit stamp duty Rs. 22550/- is paid, by the draft number 875934, 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 13.52 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. 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
2. 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 .. , Village:Bishnupur, Thana:-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 43,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

Deficit stamp duty Rs. 1132/- is paid 04809730/06/2010 State Bank of India, CALCUTTA MAIN BRANCH, received on 16/07/2010

Additional Registrar of
Assurance
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 - 06901 of 2010
(Serial No. 15412 of 2007)

Deficit Fees paid

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

- A(1) = 264/- on 16/07/2010.

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



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

2

DATED _____ DAY OF _____, 2007

Registered In
BOOK NO.
VOLUME NO.
PAGE NO. TO
DEED NO.
FILE NO.

Between

Maya Rani Seal
... Vendor

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



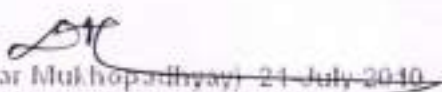
1

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 17
Page from 4798 to 4811
being No 06901 for the year 2010.




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



Government Of West Bengal
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(Ramananda Das)
ADDL REGISTRAR OF ASSURANCE-I

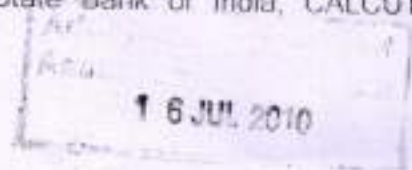
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