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10273

I

07220 (9-7-08)

भारतीय गैर न्यायिक

पचास
रुपये

₹.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

B 434713



135
11.7.07

M.V. Area
₹ 3,98,500

Admissible under Rate B1, duty imposed
under the Indian Stamp Act, 1899
and also as amended by W. Bengal
Stamp Amendment Act 1988.
Schedule IA No. 2315d
Tax Paid as under

A-3289
F-55
ma-25
mo-1
3380

REGIONAL REGISTRAR OF
ASSURANCES - KOLKATA

8.07.08

₹.1 Kolkata BR
Cheque No. 101469, 866409
dt 4.5/20.7.07
Rs (7850 + 7200)
has been Paid in full of Stamp Duty

₹.1 Kolkata BR
Cheque No. 183264
dt 2.7.08
Rs 4686/-
has been Paid in full of Stamp Duty

DEED OF CONVEYANCE

1. Date: 11th July 2007
2. Place: Kolkata
3. Parties:

Signature
300000

Stamp A Fee of Rs. 1056/-
subsequently realized by
Case No. vide Receipt No.



2959

8 JUN 2007
S. CHATTERJEE
Notary Public
G. O. Court
128, N.L. Roy Road, Calcutta

28 JUN 2008

Gyan Prakash Sol



22/80

Presented For Registration - 1-BSP.M,
at Kolkata Registration Office
on 11th Days of July 2008

by Gyan Prakash Sol one of
the executants

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA
11.7.08

SYMPHONIC VARIJYA PVT. LTD.

Gyan Prakash Sol
Director



22/81

Ghazi Aman Ullaha



22/82

Kamal Gazi

Asadulla Gazi
Ghazal Ali Gazi
Amgachia

[Handwritten signature]

Gyan Prakash Sol Director
for Symphonie Varijya Pvt.
Ltd. 77 Chharmatala Rd. KOL
s/o late Gijas Uddin Gazi at
Vill + P.O - Amgachia, P.S. - Bishnupur,
Dist - 24 Pgs (S) Kamal Gazi
s/o late Gijas Uddin Gazi
Vill + P.O - Amgachia,
Bishnupur Dist - 24 Pgs (S)

[Handwritten signature]
Asadulla Gazi s/o Ghazal Ali
Gazi. Amgachia.

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA
11.07.08

- 3.1 **Gazi Aman Ulla**, son of Late Giyas Uddin Gazi, residing at Village and Post office Amgachia, Police Station Bishnupur District 24, Parganas (South)
- 3.2 **Kamal Gazi**, son of Late Giyas Uddin Gazi, residing at Village and Post office Amgachia, Police Station Bishnupur District 24, Parganas (South) (collectively **Vendors**, 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).

Vendors and Purchaser, collectively **Parties**.

NOW THIS CONVEYANCE WITNESSES:

4. Subject Matter of Conveyance:

- 4.1 **Said Land** : Land measuring 25 (twenty five), decimal, comprised in Dag No. 268, Khatian Nos. 489 and 487, in Mouza Amgachia, J.L. No. 93, Touzi Nos. 85, 87 and 94, R.S. No. 326, 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 Vendors:

- 5.1 Representations, Warranties and Covenants on Chain of Title:
 - 5.1.1 **Ownership of Gazi Giyas Uddin** : Gazi Giyas Uddin was the sole and absolute Owner of the Land measuring (1) 63 (sixty three), decimal, comprised in Dag No. 263, Khatian No. 936, and (2) 38 (thirty eight) decimal, comprised in Dag No. 263, Khatian No. 936 in Mouza Amgachia, J.L. No. 93, Touzi Nos. 85, 87 and 94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24, Parganas (South) and name of the Gazi Giyas Uddin 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 (**Mother Land**).
 - 5.1.2 **Deed of Gift (Heba Bill Aktiyar Nama)**: By a Deed of Sale in Bengali language dated 13th December, 1984, registered in the office of the Additional District Sub-Registrar, Bishnupur, and 24 Parganas (South), in Book No. 1, Being No. 8144 for the year 1984, Gazi Giyas Uddin sold the Mother Land to Gazi Aman Ulla, Kamal Gazi and Gazi Sahid Ulla, thus the Gazi Aman

Ulla, Kamal Gazi and Gazi Sahid Ulla became the Joint Owners of the Mother Land.

- 5.1.3 **Amicable Settlement:** By an amicable settlement the vendor No.3.1 got Land measuring 13 (thirteen), decimal, comprised in Dag No. 268, Khatian No. 489, in Mouza Amgachia, J.L. No. 93 Touzi Nos. 85, 87 and 94 , R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24,Parganas (South) and name of the Vendor No. 3.1 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 and Vendor No.3.2 got Land measuring 12 (twelve), decimal, comprised in Dag No. 268, Khatian No. 487, in Mouza Amgachia, J.L. No. 93 Touzi Nos. 85, 87 and 94 , R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24,Parganas (South) and name of the Vendor No. 3.2 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, thus the Vendor No. 3.1 and Vendor No. 3.2 are the joint Owners of land measuring are aggregating 25 (twenty five) decimal, described in the Schedule below (Said Land).
- 5.1.4 **Ownership of Vendors:** In the circumstances aforesaid, the Vendors are the joint and undisputed owners of the Said Land.
- 5.1.5 **True and Correct Representations:** The Vendors are the undisputed joint owners of the Said Land, such ownership having been acquired in the manner stated in Clauses 5.1.1 to 5.1.4 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 25 (twenty five), decimal, comprised in Dag No 268, Khatian Nos. 489 and 487, in Mouza Amgachia, J.L. No. 93, Touzi Nos. 85, 87 and 94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24,Parganas (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. 3,00,000/- (Rupees three lac) paid to the Vendors, the entirety of which has been received by the Vendors and the Vendors have 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 Vendors have 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 Vendors 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 Vendors about the correctness of the Vendors title, the Representations and authority to sell, which if found defective or untrue at any time, the Vendors shall, at the Vendors 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 vendors 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 Vendors 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 Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.6 **Holding Possession:** The Vendors hereby covenant 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 Vendors or any persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendors.

- 8.7 **Indemnity:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors 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 Vendors or any of the Representations being found to be untrue.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors 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 situate within district 24, Parganas, Mouza Amgachia, J.L. No. 93, Touzi Nos. 85, 87 and 94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24, Parganas (South), and delineated in the **Plan** annexed and bordered in colour **Red** thereon and comprised in the following Dag and Khatian Nos:

Dag No.	Khatian No.	Classification of Land	Area of total Dag in decimal	Share	Area of Land sold in decimal
268	489	Sali	77,decimal	1666	12, decimal
268	487	Sali	77,decimal	1667	13,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

Dag No.268 and Khatian No. 487

On the North : Dag No. 268 (Part)
 On the South : Dag No. 262
 On the East : Dag No. 705

Receipt And Memo of Consideration

Received from the Purchaser the sum of Rs. 3,00,000/- (Rupees three lac) towards full and final payment of the Consideration receivable by the Vendors under this Conveyance, in the following manner:

Mode.	Date	Bank	Amount (Rs)
194980	11-07-2007	ICICI, Bank	Rs. 1,50,000/-
194979	11-07-2007	ICICI, Bank.	Rs. 1,50,000/-

Gazi Humayun ulhaq

Kamal Gazi

[Vendors]

Witnesses:

On the West : : Dag No. 268(Part)

Dag No.268 and Khatian No. 489

On the North : : Dag No. 268 (Part)

On the South : : Dag No. 268(Part)

On the East : : Dag No. 705

On the West : : Dag No. 268(Part)

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Land.

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.

Gazi Aman ulhaq
Kamal Gazi

[Vendors]

Witnesses:

Fazellagose
Gahar Ali Gazi
Am Gachia

FBI SYMPHONIC VANIJYA PVT. LTD.
Gyem Rakesh Solu
Director

[Purchaser]

AT MOUZA AMBALHIA, PART OF DAL N°-268.
 G.L N°-93, KHATIAN N° 488, 189 P.S- BISHNUPUR, DIST-
 SOUTH 24 PARLANS. LAND OF AREA- 13 DCML, 13 DCML.
 SHOW IN RED LINE — SCALE 30' = 1"

VENDOR S/L.



Ghazi Aman ulloha
 Kamal Gazi

THE SYMPHONIC VARIETY - 1970
 Mujibur Rakesh Sol
 Director

DRAWN BY
 Jayanta Majumdar
 22-06-72
 JAYANTA MAJUMDAR
 Barrister at Law
 7/11 PO - Ambalhia, West Bengal
 225 - 225 (P. 72)

AT MOUZA AMGACHIA, PART OF DAL N°-268.
 G.L N°-93, KHATAN N° 487, 489 P.S- BISHNUPUR, DIST-
 SOUTH 24 PARAGANS. LAND OF AREA- 13 DLML, 13 DLML.
 SHOW IN RED LINE — SCALE 30'-1"

VENDOR SILE.



Gazi Amanullah
 Kamal Gazi

ISI SYM...
 Gagan Prakash Sah
 Director

DAMNBY.
 Joyanta Majumdar
 22-06-07

AT...
 ...
 ...

SPECIMEN FORM FOR TEN FINGERPRINTS



Uygen Baskashan

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Kamal Gazi

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



PI

Mazid Aman ulloha

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger




PHOTO

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 76
Page from 9676 to 9689
being No 07220 for the year 2008.




(Dines Kumar Mukhopadhyay) 07-September-2009
A. R. A. -I KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal

Registered in
BOOK NO.
VOLUME NO.
PAGE NO. TO
DEED NO.
YEAR:

DATED 11th DAY July, 2007

Between

Kamal Gazi & Anr
... Vendors

And

Symphonic Vanijya Private Limited
... Purchaser



g
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

9
ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA
9

