

13728

1/25/2010

[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु. 1000

ONE THOUSAND RUPEES
Rs. 1000

700708

पश्चिम बंगाल WEST BENGAL

8/9/86

Market value...
Bank Draft Rs... 40000/- 42200/-
Branch... Momtampur.
No. 754544/754545. 8/9/06
Through... M. Banerjee

West Bengal L.R. in 1949 is not
to exempted from stamp
duty under the Indian Stamp
Act, 1899 as amended in 1988
Section 10. No. ...
Pay to C.S.A.

REGISTRAR IN
REGISTRATION ACT 1908

D.S.R.-IV

For Amitis Developers LLP

Authorized Signatory

THIS DEED OF CONVEYANCE made on this the 08th day of
SEPTEMBER in the Christian Era of TWO THOUSAND AND SIX A.D.

BETWEEN

(1) SMT. NIRA BANDHYOPADHYAY, wife of Shri Shabhan Lal
Bandhyopadhyay, by Occupation Housewife, residing at F-17, C.I.T.
Road, Scheme VI, N.E., Police Station Pheolbagan, Kolkata-700054
hereinafter called and referred to as the VENDOR - A ;



230 Date 07/19/06
to M/s. Anil Developers Pvt
15 Bar, Kanne Rd

Stamp Vendor
Anil Developers Pvt
Bar, Kanne Rd

PROTENT SUB-REGISTRAR IN
REGISTRAR N° 7 (2) of
REGISTRATION ACT 1908
11/10/06
Section 24 Proviso of
the Registration Act of
the Registrar/Registrar of

No. 118. 00
No. 24 Proviso
of Section 24 Proviso
of Section 24 Proviso

Mera Banerjee



Mera Banerjee



Hashi Bhattacharjee



Anshu Chakraborty



Manj Banerjee



PROTENT SUB-REGISTRAR IN
REGISTRAR N° 7 (2) of
REGISTRATION ACT 1908
No. 24 Proviso

For Anil's Developers LLP
Authorised Signatory



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

700709

2.

(2) SMT. HASI BHATTACHARYA, wife of Shri Gopal Krishna Bhattacharyya, by Occupation Housewife, residing at Village + P.O. & Police Station : KALCHINI in the District of JALPAIGURI, West Bengal, hereinafter called and referred to as the VENDOR - B ;

(3) SMT. ANJALI CHAKRABORTY, wife of Shri Pijush Chakraborty, by Occupation Housewife, residing at Village + P.O. Himantanganj, Police Station : KALCHINI in the District of JALPAIGURI, West Bengal, hereinafter called and referred to as the VENDOR - G ;

(4) SMT. MANJU BANERJEE, wife of Shri/Gopal Banerjee, by Occupation Housewife, residing at Village + P.O. & Police Station : KALCHINI in the District of JALPAIGURI, West Bengal, hereinafter called and referred to as the VENDOR - E ; all are hereinafter by Faith Hindu, by Nationality Indian and collectively called and referred to as the "V E N D O R S" (which expression

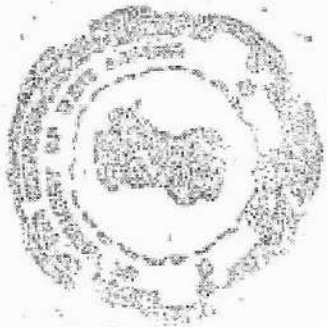
For Amrits Developers LLP
Authorized Signatory



Contd. P/3.

No. 731 Date 27/9/66
Filed to M/s. A. Val. Developers (P) Ltd
at 15, Balmaine Rd. Syd.

Das
Section In-
Stamp Vendor
Alphon. Police Com
Sydney, N.S.W.



h



REGISTRY OF COMPANIES
REGISTRAR
REGISTRATION ACT 1964



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

700710



shall unless excluded by or repugnant to the subject or content be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns of the ONE PART :

A N D

M/S. OVAL DEVELOPERS PRIVATE LIMITED, a Private Limited Company, incorporated under the Indian Companies Act, 1956 represented by its one of the Directors namely MR. TUSHAR JHUN-
JHUNJALA, having its Registered Office at 4th Floor of 15, Brabourne Road, Police Station Hare Street, Kolkata-700 001, hereinafter called and referred to as the "PURCHASER" (which expression shall unless otherwise repugnant to the context or subject be deemed to mean and include its successors, administrators, legal representatives and assigns) of the

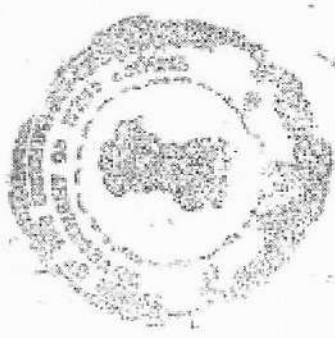
OTHER PART :

Contd....P/4.

For Amalis Developers LLP
Authorized Signatory

No. 732 Date 07/19/06
Sold to M/S. Oval Developers Pvt Ltd
15, Balaikane Rd B-1

Das
Sambha Das
Stamp Vendor
Aligarh, Uttar Pradesh
India



POSTAGE AND TELEGRAPH
OFFICE ACT 1962
REGISTRATION ACT 1908





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

700711

4.

4. WHEREAS One Fakir Khan, resident of Village + P.O. Kasarpunja, Police Station Bishnupur, of the then District 24 Parganas, seized and possessed of or otherwise well and sufficiently entitled to as an absolute Indefeasible Owner in respect of the Sold land measuring an area of 214 Decimals comprised in R.S. Dag No. 420 appertaining to R.S. Khatian No. 33 at Mouza Bakagram under Sanagram Anchal Panchayet, J.L. No. 16, District Collectorate Fouzi Nos. 3, 4, 5, Pargana Khaspur, Revenue Survey No. 39 within the then jurisdiction of Sub-Registrar Office at Bishnupur, Police Station Bishampur, District 24 Parganas by way of Recorded Owner of the Record of Rights and by paying the revenue payable for the same to the District Collectorate, 24 Parganas at Alipore in favour of the office of Government of the State of West Bengal regularly, and while thus

Contd.....P/5

For Amrit Developers LLP
Authorised Signatory



No. 732 Date 07/28/06
Sold to: M/S. oval developers Pvt Ltd
15 Grahaune Rd K-1
Surat

Das
Sachin Das
Stamp Vendor
Alipor Police Club
Surat, Gujarat



[Handwritten signature]



COMPANY REGISTRATION
REGISTRAR U/S 7 (2) OF
REGISTRATION ACT, 1956
27/28, 24-Pargana Road



Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 02289 of 2010
(Serial No. 03728 of 2006)

On 08/09/2006

Payment of Fees:

Fee Paid in rupees under article : A(1) = 19239/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 08/09/2006

Deficit stamp duty

Deficit stamp duty

1. Rs. 40000/- is paid, by the draft number 751544, Draft Date 08/09/2006, Bank Name State Bank Of India, Mominpur Bra, received on 08/09/2006
2. Rs. 42500/- is paid, by the draft number 751545, Draft Date 08/09/2006, Bank Name State Bank Of India, Mominpur Bra, received on 08/09/2006

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

Presented for registration at 12.32 hrs on :08/09/2006, at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Mira Banerjee , one of the Executants.

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

Execution is admitted on 08/09/2006 by

1. Mira Banerjee, wife of Sobhanlal Bandopadhyay , P-17, C.i.t. Road, Scheme-vi, Thana:-Phool Bagan, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700054 By Caste Hindu, By Profession: House wife
2. Haar Bhattacharyya, wife of Gopal Krishna Bhattacharyya , Kalachini, Thana:-Kalchini, District:-Jalpaiguri, WEST BENGAL, India, By Caste Hindu, By Profession: House wife
3. Anjali Chakraborty, wife of Pijush Chakraborty , Himantangunj, Thana:-Kalchini, District:-Jalpaiguri, WEST BENGAL, India, By Caste Hindu, By Profession: House wife
4. Manju Banerjee, wife of Brajagopal Banerjee , Kalachini, Thana:-Kalchini, District:-Jalpaiguri, WEST BENGAL, India, By Caste Hindu, By Profession: House wife

Identified By Indranil Bhattacharjee, son of Gopal Krishna Bhattacharjee, Kalachini, , Thana:-Kalchini, District:-Jalpaiguri, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

(Sukumar Biswas)
DISTRICT SUB-REGISTRAR-IV



On 06/03/2010

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. 208789/-



For Amittis Developers LLP

Dulal Chand
DISTRICT SUB-REGISTRAR

Authorized Signatory

EndorsementPage 8



Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 02289 of 2010
(Serial No. 03728 of 2006)

Certified that the required stamp duty of this document is Rs.- 95450/- and the Stamp duty paid as:
 Impresive Rs.- 5000/-

(Dulal Chandra Saha)
 DISTRICT SUB-REGISTRAR-IV

On 24/03/2010

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

Deficit stamp duty

Deficit stamp duty Rs. 7950/- is paid, by the draft number 982729, Draft Date 19/03/2010, Bank Name State Bank Of India, Garia, received on 24/03/2010

Deficit Fees paid

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

A(1) = 1749/- on 24/03/2010.

(Dulal Chandra Saha)
 DISTRICT SUB-REGISTRAR-IV



For Amitis Developers LLP

Authorized Signatory



(Dulal Chand...)
 DISTRICT SUB-REGI...
 EndorsementPage

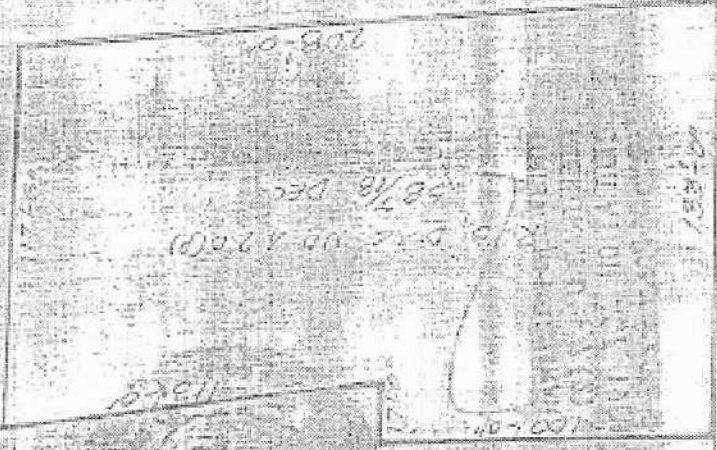
PT. MOUZAT: BANU GRAM. S.D. NO 16. R.S. NO 30. K.S. K.II. N.M. 53
PART OF R.S. DAG NO 120 OF AREA 65+16/100 PER 1/12 = 58/10 DEC
ID. 1585 CHEBIPPE BISHMU PUR. DIST. RAJESSI UNDER RAJAPUNTA-30
SCALE 1" = 50' 0"

SHOWN BY RED LINE

R.S. DAG NO 420

Via Bangor

Handwritten notes:
H. in. 10' 11" 1/2
Hydr. ch. 10' 11" 1/2
W. of 10' 11" 1/2



R.S. DAG NO 424

DRAWN BY
NAZRUL ALI MOLLA
Surveyor & Surveyor
Village Office, Durgam Cheru
Dist. RAJESSI, Dist. RAJESSI

For Amits Developers LLP



Authorized Signatory

Decimals out of their aforementioned schedule of land by way of sale in favour of one Shri Rabindra Nath Bar, son Late Jogendra Nath Bar, resident of Village Chalk-Rajuwallah, Police Station Bishnupur, District South 24 - Parganas foregood.

AND WHEREAS since purchase the aforementioned piece of land measuring an area of $06-8/9$ Decimals out of 218 Decimals of Salt land at the Southern side after $16-1/2$ Decimals land by virtue of the Deed of Sale Being No. 3474 for the year _____ comprised in R.S. Dec No. 120 appertaining to R.S. Khatian No. 33 at Mouza Banagram under Banagram Anchal Panchayet, J.L. No. 16, District Collectorate Fouzi Nos. 3, 4, 5, Pargana Khospur, Revenue Survey No. 30 within the jurisdiction of Additional District Sub-Registration Office at Bishnupur, Police Station Bishnupur, District South 24 Parganas as an absolute indefeasible owner, aforesaid Shri Rabindra Nath Bar, then, transferred his aforementioned entire portion of salt land measuring an area of $06-8/9$ Decimals, as aforesaid, by way of sell in favour of one Smt. MIRA BANDHYOPADHYAY, the present Vendor - & herein, by virtue of the Deed of Conuance Being No. 16 for the year 1986 for a valuable consideration written therein which had been registered on 01.01.1988 in the then Sub-Registrar Office at Bishnupur and recorded in Book No. 1, Volume No. 1

Contd.....P/7.

For Amits Developers LLP



Pages from 91 to 98 written thereof.

AND WHEREAS One Abel Khan, being the brother of afore said Deceased Fakir Khan, seized and possessed the piece of land measuring an area of 16-1/2 Decimals, be the same a little more or less, out of total land measuring an area of 214 Decimals of Salt Land comprised in R.S. Dag No. 420 appertaining to R.S. Khation No. 33 of Mouza Bancyrak, J.L. No. 16, Police station Bishnupur of the then District 24 Parganas by way of purchase from aforesaid Bakkar Ali Khan, son of Late Fakir Khan, by virtue of the Deed of Conveyance Being No. 1852 for the year 1976 for a valuable consideration written therein which had been registered on 19/02/1976 at the then Office of Sub-Registrar at Bishnupur and the same was recorded in Book No. I, Volume No. 30, Pages from 40 to 41 well written thereof and whereas thereafter aforesaid Abel Khan while thus seized and possessed of the aforementioned schedule of land measuring an area of 16-1/2 Decimals, be the same a little more or less, out of total area measuring 214 Decimals, Salt Land, situate and lying first at the Southern side, therein, free from all encumbrances, aforesaid Abel Khan, transferred his aforementioned schedule of land by way of sell in favour of Smt. MIRA BANENYOPADHYAY, the Present Vendor - & herein, foregoed by virtue of the Deed of Conveyance Being No. 39 for the year 1978 for a valuable consideration written therein which had



For Amrit Developers LLP

Authorized Signatory

been registered on 03.01.1978, while executed on 15/12/1977, in the Office of the then Sub-Registrar at Bishnupur which recorded in Book No. 1, Volume No. 5, Pages from 235 to 239 and thus the Present Vendor - A herein totally owned and possessed of absolutely an indefeasible sale owner in respect of the land measuring $08-8/9$ Decimals + $16-1/2$ Decimals = $25-1/18$ Decimals out of total area of 214 Decimals of Salt land comprised in R.S.Dag No. 420 appertaining to R.S.Khatian No. 33 at Mouza Banagram under Banagram Anchal Panchayat, J.L.No. 16, District Collectorate Toust Nos. 3, 4, 5, Pargana Khazpur, Revenue Survey No. 30 within the jurisdiction of Additional District Sub-Registration Office at Bishnupur, Police Station Bishnupur, District South 24 Parganas by virtue of the Deed of Conveyance (1) Being No. 16/1988 registered on 01.01.1988 at Sub-Registrar Office at Bishnupur and (2) Being No. 39/1978 registered on 05.01.1978 at Sub-Registrar Office at Bishnupur, free from all encumbrances and by paying revenue payable for the same with the Government Authority till now.

B. AND WHEREAS while Tachharuddin Khan and thereafter one Fakir Khan while were the absolute sixteen annas indefeasible Owners in respect of the Salt land measuring an area of 214 Decimals for which annual revenue paid at Rs. 03.19 Paisa, comprised in R.S.Dag No. 420 appertaining to R.S.Khatian No. 33 at Mouza Banagram under Banagram Anchal Panchayat, J.L.No.

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For Amris Developers LLP

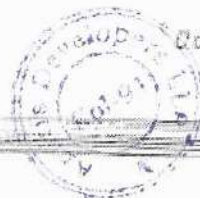
Authorised Signatory



15, District Collectorate Toust Nos. 3, 4, 5, Pargana Khaspur, Revenue Survey No. 30 within the then jurisdiction of Sub-Registrar Office at Bishnupur, Police Station Bishnupur, District 24 Parganas, aforesaid Tachharuddin Khan died leaving behind his son Selat Ali Khan as his legal survivor who transferred the aforementioned piece of land by executing and registering the Deed of Sale (1) Being No. 13165 for the year 1974 registered on 11/10/1974 in the then Sub-Registrar Office at Bishnupur which recorded in Book No. I, Volume No. 152, Pages from 134 to 137 written therein and (2) Being No. 14924 for the year 1974 registered on 12/12/1974 in the then Sub-Registrar Office at Bishnupur which recorded in Book No. I, Volume No. 169, Pages from 108 to 109 written therein and thereafter aforesaid Fakir Khan died leaving behind his son and daughter as his legal survivors who transferred the land by executing and registering the Deed of Sale Being No. 3475 for for the year 1979 registered on 17/05/1979 in the then Sub-Registrar Office at Bishnupur which recorded in Book No. I, Volume No. 41, Pages from 85 to 89 written therein and by which 03 (Three) Deed of Conveyances all total 37-1/9 Decimals out of 214 Decimals of Salt land, as referred above, in favour of Shri Rabindra Nath Bar, son of Late Jogendra Nath Bar, resident of Village Chalk-Raju-Mollah, Police Station Bishnupur and thereafter at Village Angachhia, Police Station Bishnupur, District South 24 Parganas for a valuable consideration

For Amite Developers LLP

Authorized Signatory

Contd. ... P/10.

written in those Deeds, and thereafter while thus seized and possessed of the aforementioned piece of land measuring an area of $37\frac{1}{9}$ Decimals out of $21\frac{1}{2}$ Decimals of Salt land comprised in R.S. Eng No. 420 appertaining to R.S. Khattan No. 33 at Mouza Banagram under Banagram Anchal Panchayat, J.L. No. 16, District Collectorate Towns Nos. 3, 4, 5, Pargana Khaspur, Revenue Survey No. 30 within the jurisdiction of Additional District Sub-Registration Office at Bishnupur, Police Station Bishnupur, District South 24 Parganas as an absolute and indefeasible alone owner, free from all encumbrances, aforesaid Ramendra Nath Bar, then transferred a portion of land measuring an area of $11\frac{1}{2}$ Decimals out of the aforementioned piece of land measuring an area $37\frac{1}{9}$ Decimals, as aforesaid, in favour of Smt. HASI BHATTACHARYYA, the present Vendor - B herein, by way of Sell by virtue of the Deed of Sale Being No. 1327 for the year 1989 for a valuable consideration written therein which was registered on 08/03/1989 in the Sub-Registrar Office at Bishnupur and recorded in Book No. J, Volume No. 16, Pages from 239 to 246 written thereof.

AND WHEREAS thus aforesaid Smt. HASI BHATTACHARYYA, the present Vendor - B herein, owned and possessed of absolutely as an indefeasible sole owner in respect of the land measuring an area of $11\frac{1}{2}$ Decimals corresponding to 07



For Amrits Developers LLP
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(Seven) Cottahs, be the same a little more or less, out of aforesaid 37-1/9 Decimals of the total area of 214 Decimals of Salt land comprised in R.S. Dag No. 420 appertaining to R.S. Khatian No. 33 at Mouza Banagram under Banagram Anchal Panchayat, J.L.No. 16, District Collectorate Touzi Nos. 3, 4, 5, Pargana Khospur, Revenue Survey No. 30 within the Additional District Sub-Registration Office at Bishnupur, Police Station Bishnupur, District South 24 Parganas by virtue of the Deed of Sale Being No. 1327 for the year 1989 registered on 08/03/1989 in the then Sub-Registrar Office at Bishnupur, free from all encumbrances and by paying the revenue payable for the same to the Government Authority till now.

C. AND WHEREAS thereafter aforesaid Shri Rabindra Nath Bar son of Late Jogendra Nath Bar, resident of Village Chalk-Rajmollah, and thereafter at Village Angachhia, Police Station Bishnupur, District South 24 Parganas, while seized and possessed of the aforementioned schedule of land measuring an area of 37-1/9 Decimals out of 214 Decimals of Salt land comprised in R.S. Dag No. 420 appertaining to R.S. Khatian No. 33 at Mouza Banagram under Banagram Anchal Panchayat, J.L.No. 16, District Collectorate Touzi Nos. 3, 4, 5, Pargana Khospur, Revenue Survey No. 30 within the jurisdiction of Additional District Sub-Registration Office at Bishnupur, Police Station Bishnupur, District South 24 Parganas, free from all encumbrances, and by

Contd.,...P/12.

For Amrit Developers

Authorised Signatory



paying the revenue payable for the same to the Government Authority regularly, aforesaid Shri Rabindra Nath Bar, then transferred a portion of land measuring an area of 10 Decimals corresponding to 06 (Six) Cottaks, be the same a little more or less, out of the aforementioned land measuring an area of $37\frac{1}{9}$ Decimals of Salt land by way of Sell in favour of - Smt. ANJALI CHAKRABORTY, wife of Shri Pijush Chakraborty, the present Vendor - C herein, by virtue of the Deed of Sale Being No. 1328 for the year 1969 for a valuable consideration written herein which was registered on 08/03/1989 in the then Sub-Registrar Office at Bishnupur and recorded in Book No. I, Volume No. 16, Pages from 297 to 304 written thereof.

AND WHEREAS thus aforesaid Smt. ANJALI CHAKRABORTY, the present Vendor C herein, owned and possessed of absolutely as an indefeasible sole owner in respect of the piece of land measuring an area of 10 (Ten) Decimals corresponding to 06 (Six) Cottaks, be the same a little more or less, out of the aforementioned land measuring of $37\frac{1}{9}$ Decimals out of the total area 214 Decimals of Salt land comprised in R.S. Bag No. 420 appertaining to R.S. Khatten No. 33 at Mouza Banagram under Banagram Anchal Panchayet, J.L.No. 16, District Collectorate Toust Nos. 3, 4, 5, Pargana Khaspur, Revenue Survey No. 30 within the jurisdiction of Additional District Sub-Registration Office of Bishnupur, Police Station Bishnupur, District

Contd...P/13.

For Amrits Developers LLP

Authorised Signatory



South 24 Parganas, by virtue of the Deed of Conveyance being No. 1328 for the year 1989 registered in her name on 8/03/1989 in the then Office of Sub-Registrar at Bishnupur, free from all encumbrances and by paying the revenue payable for the same to the Government Authority till now.

D. AND WHEREAS thereafter aforesaid Shri Rabindra Nath Bar son of Late Jagendra Nath Bar, resident of Village Chalk-Raju-Hollak and thereafter at Village Amgachhia, Police Station Bishnupur, District South 24 Parganas while seized and possessed of the aforementioned schedule of land measuring an area of $37\frac{1}{9}$ Decimals out of 214 Decimals of Salt land comprised in R.S. Dag No. 420 appertaining to E.S. Khatian No. 33 at House Banagram under Banagram Anchal Panchayet, J.L.No. 16, District Collectorate Town Nos. 3, 4, 5, Pargana Khospur, Revenue Survey No. 30 within the jurisdiction of Additional District Sub-Registration Office at Bishnupur, Police Station Bishnupur, District South 24 Parganas as an absolute and indefeasible alone owner free from all encumbrances and by paying the revenue payable for the same regularly, aforesaid Shri Rabindra Nath Bar, then transferred a portion of land measuring an area of $11\frac{1}{2}$ Decimals corresponding to 07 (Seven) Cottahs, be the same a little more or less, out of his aforementioned land measuring an area of $37\frac{1}{9}$ Decimals of the total area of 214 Decimals of Salt land by way of sell in favour of Smt. BANJU BANSAJEE, wife of Shri Braja Gopal Banerjee, the present

For Amrit Developers LLP

Authorized Signatory



Vendor - D herein, by virtue of the Deed of Sale Being No. 1329 for the year 1989 for a valuable consideration written therein which was registered on 08/03/1989 at the then Sub-Registrar Office at Bishnupur and recorded in Book No. 1, Volume No. 16, Pages from 305 to 312 written thereof.

AND WHEREAS thus Smt. MANJU BANERJEE, the Vendor D herein owned and possessed of absolutely and indefeasible sole owner in respect of the piece of land measuring an area of $11\frac{1}{2}$ Decimals corresponding to 07 (seven) Dettahs, be the same a little more or less, out of aforementioned land measuring an area of $37\frac{1}{9}$ Decimals of the total area of 214 Decimals of Soli land comprised in R.S. Dag No. 490 appertaining to R.S. Khatian No. 33 at Mouza Banagram under Banagram Anchal Panchayat, S.L.No. 16, District Collectorate Tourist Nos. 3, 4, 5, Pargana Khospur, Revenue Survey No. 30 within the jurisdiction of Additional District Sub-Registration Office at Bishnupur, Police Station Bishnupur, District South 24 Parganas, by virtue of the Deed of Conveyance Being No. 1329 for the year 1989 registered on 08.03.1989 in the Office of the then sub-Registrar at Bishnupur in her name free from all encumbrances and by paying the revenue for the same to the Government Authority till now.

contd....P/15.

