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D-8298/11



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

A 217603

Vic. Casno 1087
DL-18-10-11

Fees Paid
21-10-11

Notified that the document is admitted for registration. The Signature sheet and the presentation sheets attached with this document are the part of this document.

DEED OF CONVEYANCE

A. S. District Sub-Registrar
Baruipur, South 24 Parganas
21 OCT 2011

THIS DEED OF CONVEYANCE made this 20th day of October Two thousand and Eleven (2011) BETWEEN
(1) SMT. IRABATI DEY wife of Late Subodh Chandra Dey
(2) SRI TANMOY DEY son of Late Subodh Chandra Dey
(3) SMT. NABANITA PAL wife of Late Bijon Pal and daughter of Late Subodh Chandra Dey (4) SMT. KABITA PAL wife of Sri Sajal Pal and daughter of Late Subodh Chandra Dey

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Director

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(5) **SMT. PRITIKA MARIK** wife of Sri Ashok Marik and daughter of Late Subodh Chandra Dey (6) **SMT. SANJUKTA MAITY** wife of Sri Rabin Maity and daughter of Late Subodh Chandra Dey (7) **SMT. SHAMPA DUTTA** wife of Sri Pankaj Dutta and daughter of Late Subodh Chandra Dey (8) **SMT. LATIKA DEY** wife of Late Shyam Sundar Dey (9) **SRI MRINMOY DEY** (10) **SRI MANAB DEY** (11) **SRI PRANAB DEY** all sons of Late Shyam Sundar Dey (12) **SRI TARAK NATH DEY** son of Late Rajani Kanta Dey (13) **SRI SUBOL KUMAR DEY** (14) **SRI AMIYA KUMAR DEY** (15) **SRI SANAT KUMAR DEY** all sons of Late Probhas Chandra Dey (16) **SMT. AMALA DEY** wife of Late Subodh Chandra Dey (2) (17) **SRI SUSANTA KUMAR DEY** (18) **SRI SHYAMAL KUMAR DEY** all are sons of Late Subodh Chandra Dey (2) (19) **SMT. RITA DAS** wife of Sri Ganesh Das and daughter of Late Subodh Chandra Dey (2) (20) **SMT. GITA NANDI** wife of Sri Sujit Nandi and daughter of Late Subodh Chandra Dey (2) all by faith hindu all by occupation house wife , service and business respectively all are residing at village Madarat Battala , Post Office Madarat under Baruipur Police Station in the district of 24 Parganas (South) herein after referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, successors, executors, administrators and assigns) of the **ONE PART AND MESSERS OLIVIA DEVELOPERS PRIVATE LIMITED**

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a company registered under the Indian Companies Act, 1956 having its registered office at 87, Dharmatolla Street (presently known as Lenin Sarani) Kolkata -700 013 under Taltola Police Station represented by its Director **SANJOY CHOWDHURY S/O HIRA LAL CHOWDHURY** hereinafter referred to as the **PURCHASER** (which expressions shall unless excluded by or repugnant to the context be deemed to include his successors in office, administrators and nominees) of the **OTHER PART**.

WHEREAS one Rajani Kanta Dey, Probhas Chandra Dey and Jaminibala Dey were the owners of several plot of lands in Baruipur Mouza. J.L. No. 31, Touzi No. 250 under Baruipur Police Station, A.D.S.R Baruipur in the district of 24 Pargana (South) were seized and possessed of the landed properties as aforesaid.

AND WHEREAS the said landed properties were duly recorded in the name of the said Rajani Kanta Dey, Probhas Chandra Dey and Jamini Bala Dey in the revisional settlement records.

AND WHEREAS the said Rajani Kanta Dey son of Late Paban Chandra Dey died intestate on or about in the year 2000 leaving behind his three sons namely Subodh Chandra Dey, Shyam Sundar Dey and Tarak Nath Dey the wife of the Rajani Kanta Dey predeceased him.

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AND WHEREAS the said Probhas Chandra Dey son of Late Paban Chandra Dey died intestate on or about in the year 1980 leaving behind his wife and three sons namely Subol Chandra Dey , Amiya Kumar Dey and Sanat Kumar Dey . The wife of the said Probhas Chandra Dey died intestate on or about in the year 1996.

AND WHEREAS the said Jamini Bala Dey wife of Late Nitya Nanda Dey died intestate on about in the year 1994 without having any heirs as she was childless.

AND WHEREAS the said Rajani Kanta Dey , Probhas Chandra Dey and Jamini Bala Dey were the joint owners of plot being Dag Nos. 7945 and 7946 measuring about more or less 59.66 decimal and more or less 4.77 decimals of land aggregating more or less 64.43 decimals of land in Mouza - Baruipur, J.L. No. 31, Touzi No. 250, Khatian No. 5400 in equal share as recorded in revisional settlement record.

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AND WHEREAS on July 7, 1973 during the life time of the said Rajani Kanta Dey transferred his undivided one-third share in respect of the 66 decimal of land by a registered deed of gift measuring about 22 decimal or a little more or less in equal share favour of his three sons namely Subodh Chandra Dey, Shyam Sundar Dey and Tarak Nath Dey and the said gift deed was registered before the Sub-Registrar, Baruipur and entered in Book No. 1, Volume No. 56, Pages 165 to 173, Being No. 4651 for the year 1973.

AND WHEREAS on November 11, 1976 during the life time of the said Probhas Chandra Dey transferred his undivided one-third share in respect of 66 decimal of land by a registered deed of gift measuring about 22 decimal or a little more or less in equal share in favour of his three sons and two grand sons namely Subol Kumar Dey, Amiya Kumar Dey , Sanat Kumar Dey and Susanta Kumar Dey son of Subodh Chandra Dey (2) and Shyamal Kumar Dey son of Subodh Chandra Dey (2) and the said gift deed was registered before the Sub-Registrar Baruipur and entered in Book No. 1, volume No. 112 Pages 146 to 152 being No. 7950 for the year 1976.

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AND WHEREAS on December 24, 1992 during the life time of the said Jamini Bala Dey transferred her undivided one-third share in respect of the .66 decimal of land by a registered deed of gift measuring about .21 decimal or a little more or less in one and half share of the said .21 decimal in equal share measuring about $10.5/6$ decimal favour of Subodh Chandra Dey (2) Subol Chandra Dey and Sanat Kumar Dey and the said gift deed was registered before the Sub-Registrar, Baruipur and entered in Book No. I, Volume No. 87, Pages 245 to 250, Being No. 7652 for the year 1992.

AND WHEREAS on December 24, 1992 during the life time of the said Jamini Bala Dey also transferred remaining portion of her undivided one-third share in respect of the .66 decimal of land to the extent of $10.5/6$ decimal by a registered deed of gift measuring about $10.5/3$ decimal or a little more or less in equal share favour of Subodh Chandra Dey (2) Subol Chandra Dey and Sanat Kumar Dey and the said gift deed was registered before the Sub-Registrar, Baruipur and entered in Book No. I, Volume No. 87, Pages 251 to 256, Being No. 7653 for the year 1992.

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Director

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AND WHEREAS by virtue of the said deed of gifts the sons of Rajani Kanta Dey namely Subodh Chandra Dey, Shyam Sundar Dey and Tarak Nath Dey thus became the owner of undivided share of land measuring about 32.5/6 decimal or a little more or less out of .65 decimal in Dag No. 7945 and 7946 , Khatian No. 5400, J.L. No. 31 Mouza-Baruipur, under Baruipur Police Station in the district of 24 Parganas(South) .

AND WHEREAS by virtue of the said deed of gifts the sons of Probhas Chandra Dey namely Subol Chandra Dey, Amiya Kumar Dey, Sanat Kumar Dey and two grand sons of the said Probhas Chandra Dey Susanta Kumar Dey and Shyamal Kumar Dey and Subodh handra Dey (2) thus became the owner of undivided share of land measuring about 32.5/6 decimal or a little more or less out of 65 decimal in Dag No. 7945 and 7946, Khatian No. 5400, J.L.No. 31 Mouza-Baruipur, under Baruipur Police Station in the district of 24 Parganas(South) .

AND WHEREAS the said Subodh Chandra Dey son of Rajani Kanta Dey died intestate on or about January, 2008 leaving behind his wife, only son and five daughter being the Vendor Nos 1 to 7 herein .

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AND WHEREAS the said Shyam Sundar Dey another son of Rajani Kanta Dey also died intestate on or about February, 2006 leaving behind his wife and three sons being the Vendor Nos. 8 to 11 herein.

AND WHEREAS the said Subodh Chandra Dey (2) son of Late Probhas Chandra Dey died intestate on or about May , 2005 leaving behind his wife , two sons and two daughters being the Vendor Nos. 16 to 20 herein.

AND WHEREAS upon the death of the said Subodh Chandra Dey and Shyam Sundar Dey the sons of Rajani Kanta Dey the heirs and successors of the said Subodh Chandra Dey and Shyam Sundar Dey alongwith the living son of Rajani Kanta Dey namely Tarak Nath Dey and the heirs of Probhas Chandra Dey being Vendor Nos. 12 to 15 together with the other named donees as mentioned in the gift deeds thus became the joint owners of the said properties being Dag No. 7945 and 7946 in Mouza - Baruipur, J.L. No. 31 , Sheet No 4, Khatian No. 5400 measuring about .65 decimal or a little more or less seized and possessed of the said land quietly and peacefully without any interruption in any nature whatsoever and the said land and properties is free from all encumbrances.

AND WHEREAS it has also been represented by the vendors including the constituted attorney namely Sri Mrinmoy Dey son of Late Shyam Sundar Dey as well as the vendor No. 9 herein namely has acquired easement rights on the part of plot No. 7944 , Mouza- Baruipur in the district of 24 Parganas (South) measuring about 78'-6"x10' aggregating 786 square feet for ingress and egress to the plot of land held and owned by the said Mrinmoy Dey the vendor No. 9 herein alongwith the other vendors being Dag No. 7945 and 7946 from the owner of the plot being Dag No. 7944 namely Mamata Banerjee wife of Sri Asit Banerjee residing at Post office Madarat, Police Station- Baruipur in the district of 24 Parganas (South) by a registered deed of easement right for the common passage for ingress and egress of the people and/or inhabitants and/or subsequent purchaser or purchasers including their men and agents of plot No. 7945 and 7946 as mentioned hereinabove being Deed No. 07190, Volume No. 22, Book No. I, pages from 2887 to 2903 for the year 2011 registered with the office of the Additional District Sub-Registrar at Baruipur, West Bengal hereinafter referred to as the said **COMMON PASSAGE** more fully described in the schedule written hereunder.

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AND WHEREAS the vendor No. 9 herein has also agreed to enter into a separate agreement with the purchaser herein and vendor No. 1 to 8 and 10 to 20 herein as confirming party in respect of the use and occupation of the said common passage for ingress and egress of the purchaser its men and agents and the inhabitants of the plot being Dag No. 7945 and 7946 on and upon the said common passage being Dag No. 7944 perpetually and for ever without any objection of any nature whatsoever as the said easement right of common passage for ingress and egress has been acquired by the vendor No. 9 herein.

AND WHEREAS the vendors through a mediator contacted the Purchaser and declare to sell the said property as the vendors are in urgent need of money and vendors further declare that the vendors are in possession of the said land and property and also declare that the property is free from all encumbrances including the right of common passage for ingress and egress to the said plot being Dag No. 7945 and 7946 over the said common passage.

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AND WHEREAS the purchaser herein is in search of a suitable landed property or properties in the locality and relying on the representations of the vendors have approached to the vendors herein to purchase the said land being dag No. 7945 and 7946 consisting of more or less 59.66 decimal and more less 4.77 decimal of land in Mouza- Baruipur , J.L. No. 31, Sheet No. 4, Touzi No. 250 , Khatian No. 5400 aggregating 65 decimal of land or little more or less free from all encumbrances and offered to purchase the same with the exclusive right to use of the said common passage for ingress and egress perpetually and for ever at or for a consideration of Rs. 60,00,000/- (Rupees sixty Lacs) only which the vendors have agreed to the said proposal of the purchaser.

AND WHEREAS in the premises aforesaid, the vendors herein are the joint and absolute owners have agreed to sale , transfer and convey the said property measuring about 65 decimal of land lying and situate at Dag No. 7945 and 7946 in Mouza- Baruipur, J.L. No. 31, Touzi No. 250, Sheet No. 4 , Khatian No.5400 together with approach land leading to the land of the vendors for smooth ingress and egress of the purchaser without any interference by any individual, neighbor , adjacent plot holders or any body else in any nature whatsoever at or for a consideration mentioned herein above.

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NOW THIS INDENTURE WITNESSETH that in consideration of the aforesaid agreement and in consideration of payment of Rs. 60,00,000/- (Rupees sixty lacs) only paid by the Purchaser to the Vendors on or before the execution of these presents as mentioned herein above (receipt whereof the Vendors doth hereby admit and acknowledge in the memo of consideration and the Vendors does acquit release and forever discharge the same in favour of the Purchaser herein the said messuages, hereditaments and premises intended to be hereby transferred) which the Vendors doth hereby grant convey transfer assure and assign absolutely and forever in favour of the Purchaser and free from all encumbrances, charges, liens, claims, demands and other defects of title whether latent or patent unto the Purchaser ALL THAT the said land being dag No. 7945 and 7946 consisting of more or less 59.66 decimal and more or less 4.77 decimal of land in Mouza-Baruipur , J.L. No. 31, Sheet No. 4, Touzi No. 250 , Khatian No. 5400 aggregating more or less 64.43 decimal of land or little more or less together with approach road leading to the land of the vendors for smooth ingress and egress of the purchaser without any interference by any individual, neighbor, adjacent plot holders and any body in any nature whatsoever free from all encumbrances in the district of 24 Parganas(South) under Baruipur Police Station herein after referred to as the "SAID LAND"

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and more fully and particularly mentioned and described in the first schedule written hereunder together with the easement right for the common passage for ingress and egress of the people and/or inhabitants and/or subsequent purchaser or purchasers including their men and agents of plot No. 7945 and 7946 as mentioned hereinabove being Deed No. 07190, Volume No. 22 , Book No. I, pages from 2887 to 2903 for the year 2011 registered with the office of the Additional District Sub-Registrar at Baruipur, West Bengal hereinafter referred to as the said **"COMMON PASSAGE"** more fully described in the second schedule written hereunder and **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or are or heretofore was and were situated butted and bounded called known and numbered described or distinguished **TOGETHER WITH** approach road leading to the said land and entitlements and all rights interests, privileges, easements, profits, appendages and appurtenances belonging or anywise appertaining to or with the same or any part of the same now held, used, occupied, enjoyed, accepted, reputed demand taken or known as part thereof or appurtenant thereto **AND** the reversion or reversions, remainder or remainders, rents, issues and profits thereof and every part thereof **AND** the estate right, interest, title, inheritance, use, trust, possession, property, claim or demand whatsoever both at law and in equity of the Vendors upon the

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Director

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said land free from all encumbrances, attachments, lines, lispens of any nature whatsoever **TO HAVE AND TO HOLD** the said land hereby conveyed granted or expressed so to be unto and to the use of the Purchaser absolutely and for ever **AND** the Purchaser shall hence forth and at all times here after peaceably and quietly possess and enjoy the said land hereby conveyed, granted or expressed so to be and every part thereof and sell or mortgage the same and receive the rents issues and profits thereof without any suit or trouble without any eviction interruption claim or demand whatsoever free from all encumbrances whatsoever made or suffered by or from the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Purchaser **AND FURTHER** the Vendors and all person or persons having lawfully or equitably claiming any estate or interest in the said land or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request cost of the Purchaser do and execute all such acts, deeds, matters and things whatsoever for further and more perfectly assuring the said land or any part thereof unto and to the sole use of the Purchaser in the manner aforesaid as shall and may be reasonably required **AND THAT** the Vendors doth hereby covenants with the Purchaser that the Vendors shall and will from time to time and at all reasonable times hereafter on every reasonable request and at the

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cost of the Purchaser produce or cause to be produced unto the Purchaser or their Advocate or agents or at any suit , commission, or otherwise as occasion shall require all or any of the deeds or writings relating to the said premises as also those which may hereafter be in the possession, power or control of the Vendors or any person or persons from whom the Vendors shall procure the same without any action or suit for the purpose of showing , manifesting and proving the title to the said land hereby granted, sold, conveyed or expressed or intended so to be or any part thereof and also at the like request and costs of the Purchaser, the Vendors liable to be delivered or cause to be delivered to the Purchaser such attested or other copies or extracts of and from the said deeds or writings or any of them as the Purchaser may reasonably require and in the meantime shall unless prevented the Vendors shall keep the said deeds and writings safe, unobliterated and unconcealed.

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Director

THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER:

1. That the Vendors are the absolute owners of the said plot of land including the vendor No.9 herein is the exclusive easement right holder of the common passage for ingress and egress for land held by the vendor and the Vendors are otherwise well and sufficiently entitled to the said plot of land .

2. That the Vendors have good right full power and absolute authority and indefeasible title to grant sell convey and transfer the said land together with the common passage hereby granted , sold, conveyed, transferred , assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of these presents.

3. That the vendors do hereby and hereunder grant , convey, sale , transfer assign and assure all the estate and interest in respect of the property as mentioned in the schedule written hereunder with all appurtenances, liberties, privileges , common passage, path ways, water, water courses easements whatsoever within the land and property described in the schedule written hereunder.

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4. That the Purchaser shall hereafter peaceably and quietly hold , possesses and enjoy the said property without any claim or demand whatsoever from the vendors or any person claiming through or under them
5. That no notice of acquisition or requisition of the said property or notice of attachment has been issued by any authority or authorities or any sort of claim and/or demand arising out of the said property in any nature whatsoever.
6. That notwithstanding any act, deed, matter or things whatsoever by the vendors or their predecessors in interest or any of them done executed or knowingly suffered to the contrary the vendors are fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted , conveyed and transferred free from all encumbrances.
7. That the vendors shall at all times hereafter are bound to indemnify the Purchaser against any loss or damages suffered by the Purchaser by reasons of any defect in title of the vendors

or otherwise any suit, mortgage, lien relating to the said property or any decree by any court of law in respect of the said property which adversely affect the said property hereby granted, conveyed and transferred to the Purchaser herein.

8. That simultaneously with the execution of these presents the vendors shall delivered peaceful, vacant and khas possession of the said property including the common passage as mentioned and described in the schedule written hereunder absolutely and for ever free from all encumbrances.

9. The vendor No. 9 herein has also agreed to enter into an agreement with the purchaser herein in respect of the use and occupation of the said common passage for ingress and egress of the purchaser its men and agents and the inhabitants of the plot being Dag No. 7945 and 7946 on and upon the said common passage being Dag No. 7944 perpetually and for ever without any objection of any nature whatsoever as the said easement right of common passage for ingress and egress has been acquired by the vendor No. 9 herein.

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Director

10. That the vendors at the request of the Purchaser execute and sign all applications, papers, documents for necessary mutation and recording of name of Purchaser in the records of the B.L.L.R.O., & Gram Panchayat and other local bodies and in any other Government department or departments as may be require from time to time.
11. That the vendors doth hereby declare that the vendors have a good and marketable title of the property hereby conveyed, sold sand transferred to the Purchaser.

THE FIRST SCHEDULE OF LAND ABOVE REFERRED TO

ALL THAT the piece and parcel of land and structure lying and situate in Mouza- Baruipur, J.L. No. 31 , Sheet No. 4 , Touzi No. 250, Khatian No. 5400 Dag No. 7945 and 7946 measuring about more or less 59.66 Decimal and 4.77 decimal respectively aggregating more or less 64.43 decimal or a little more or less together with the common passage measuring about 1.80 decimal Dag No.7944 , Khatian No. 7240, 7241, 7242, 7243, Mouza –Baruipur, Touzi No. 250, within the local limits of Madarat Gram Panchyat, under Baruipur Police Station

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in the District of 24 Parganas (South) and butted and bounded in the manner following that is to say:

ON THE NORTH	:	Mrinmoy Dey
ON THE SOUTH	:	Mamata Banerjee
ON THE EAST	:	Shyambhu Nath Das & Others.
ON THE WEST	:	Ashit Banerjee & Others.

**THE SECOND SCHEDULE OF THE RIGHT OF COMMON
PASSAGE ABOVE REFERRED TO**

ALL THAT piece and parcel of common passage measuring about 78'-6" x 10' =786 square feet or a little more or less having 1.80 decimal of land with the right of ingress and egress , pathways, vehicles, lying of electric line, water line by the heirs of the purchaser its men and agents, inhabitants of the vendors plot of land having J.L. No. 31, R.S. Khatian No. 7240,7241, 7242 and 7243 having R.S. Dag No. 7944 under Baruipur Mouaz, Madarat Gram Panchyat within the Baruipur Sub registration office in the district of 24 Parganas (South) under Baruipur Police Station delineated in the map or plan annexed hereto and marked with the bordered "RED".

OR HOWSOEVER more particularly delineated in the map or plan annexed hereto and bordered "RED" which will be treated as a part of these presents.

OLIVIA DEVELOPERS PVT. LTD

M. A. Chatterjee

Director

IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED, SEALED AND DELIVERED

by the **VENDORS** at Baruipur in the presence of:

Drafted by me :

[Signature]
Africali

High Comt. Calcutt. WB/494/80
Type by me :

Tapas Ghosh
10,001 Post Box Street
KSP-1
Witnesses :

1. H. S. Choudhary
S/o Late Brijodas Choudhary
9, Kamal Park, Giridh
Kolkata - 700011
Business.

2. *[Signature]*
বাবু

3. Ranajit Bhattacharya
S/o Late Rabindro Nath Bhattacharya
Natarupalli, Sonarpur
Kolkata - 700150.

VENDORS

1. ইব্রাহীম
2. *[Signature]*
3. Nabanita Paul.
4. কবিতা দাস
5. প্রীতিকা সার্বিক
6. *[Signature]*

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[Signature]

Director

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7. ଅମଳା ୧୩
8. ସୁନାମ ୩୫
9. ଅମଳା (୩)
10. ଲାଭିକା ୧୫
11. ଏମ୍ ୩୫
12. ଲାଭିକା ୩୫
13. ଅମଳା ୩୫-୩
14. ଲାଭିକା ୩୫-୩
15. ଅମଳା ୩୫
16. ଲାଭିକା ୩୫
17. ଅମଳା ୩୫
18. ଅମଳା ୩୫
19. ଅମଳା ୩୫
20. ଅମଳା ୩୫

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H. K. Choudhary

Director

MEMO OF CONSIDERATION

Received from the within named Purchaser the within mentioned sum of Rs. 60,00,000/- (Rupees Sixty Lacs) only as full consideration.
Rs. 60,00,000/-

1. By Bankers' Cheque No.766427 dated 20/10/2011
Issued by Union Bank of India, Shyam Bazar Branch
In favour of Mrinmoy Dey for Rs. 5,00,000/-
2. By Cheque No. 766428 dated 20/10/2011
Issued by Union Bank of India, Shyam Bazar Branch.
In favour of Mrinmoy Dey for Rs. 5,00,000/-
3. By Draft No. 913328, dated 18/10/2011
Issued by Union Bank of India Shyam Bazar Branch.
In favour of Mrinmoy Dey for Rs. 5,00,000/-
4. By Cash Mrinmoy Dey Rs. 6,00,000/-
5. By Cash Tanmoy Dey Rs. 1,00,000/-
6. By Cash Nabanita Pal Rs. 1,00,000/-
7. By Cash Kabita Pal Rs. 1,00,000/-
8. By Cash Pritika Marik Rs. 1,00,000/-
9. By Cash Sanjukta Maity Rs. 1,00,000/-
10. By Cash Shampa Dutta Rs. 1,00,000/-
11. By Cash Laitka Dey Rs. 2,00,000/-

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12. By Cash Manab Dey	Rs. 2,00,000/-
13. By Cash Pranab Dey	Rs. 2,00,000/-
14. By Cash Tarak Nath Dey	Rs. 6,00,000/-
15. By Cash Subal Kumar Dey	Rs. 5,00,000/-
16. By Cash Amiya Kumar Dey	Rs. 5,00,000/-
17. By Cash Sanat Kumar Dey	Rs. 5,00,000/-
18. By Cash Amala Dey	Rs. 1,00,000/-
19. By Cash Susanta Kr. Dey	Rs. 1,50,000/-
20. By Cash Shyamal Kr. Dey	Rs. 1,50,000/-
21. By Cash Rita Das	Rs. 1,00,000/-
22. By Cash Gita Nandi	Rs. 1,00,000/-

Witnesses:

1. H. L. Chakrabarty
8/0 Kante Brijlal Chakrabarty
9, Kameel Park, Bishali
Kolkata - 711151
Bisnimm

2. বঙ্গবন্ধু মাস্টার
বঙ্গবন্ধু মাস্টার

3. Pranab Chakrabarty
8/0 Kante Kabinada Nath Chakrabarty
Nutanpalli, Sonarpore
Kolkata - 700 150.

VENDORS

1. রেজাকীন্দে.

2. ওমর হুদ

3. Nabanita Paul.

4. কবিতা মল

5. প্রীতিকা মল

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H. L. Chakrabarty

Director

- 6. ମାସ୍‌ସ୍କା ଶାସ୍ତ୍ରୀ
- 7. ଅକ୍ଷୟ ନା
- 8. ଲୀଡିଆ ଗୁ
- 9. ସୁଧାଂଶୁ (ମ.)
- 10. ଶାନ୍ତ ଚନ୍ଦ୍ର
- 11. ପ୍ରମୋଦ
- 12. ଚିତ୍ରାକାନ୍ତ
- 13. ସୁଧାଂଶୁ ଚନ୍ଦ୍ର
- 14. ଅକ୍ଷୟ ଚନ୍ଦ୍ର
- 15. ସୁଧାଂଶୁ ଚନ୍ଦ୍ର
- 16. ଅକ୍ଷୟ ଚନ୍ଦ୍ର
- 17. ସୁଧାଂଶୁ ଚନ୍ଦ୍ର
- 18. ଅକ୍ଷୟ ଚନ୍ଦ୍ର
- 19. ଶ୍ରୀତୀର୍ଥ
- 20. ଶ୍ରୀତୀର୍ଥ

OLIVIA DEVELOPERS PVT. LTD

H. G. Choudhary

Director












DOCUMENTS TO BE DELIVERED WITH THIS DEED OF CONVEYANCE:



1. Certified Copy of the deed of gift dated 07.07.1973 being deed No. 4651 entered in book No. I, Vol No. 56 pages 165 to 173 for the year 1973.
2. Certified Copy of the deed of gift dated 08.11.1976 being deed No. 7950 entered in Book No. I, Vol. No. 112 Pages 146 to 152 for the year 1976.
3. Certified Copy of the deed of gift dated 24.12.1992 being deed No. 7652 entered in Book No. I, Vol. No. 87 pages 245 to 250 for the year 1992.
4. Certified Copy of the deed of gift dated 24.12.1992 being deed No. 7653 entered in Book No. I, Vol. No. 87 pages 251 to 256 for the year 1992.
5. All heirship certificate in original and khajana payment receipts.
6. Original registered deed of easement right dated 18.08.2011.












OLIVIA DEVELOPERS PVT. LTD












H. S. Charky,

Director

	বামহস্ত	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
						
নাম <u>প্রিয়াঙ্কা</u> / ১৭	ডানহস্ত	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
						
স্বাক্ষর <u>প্রিয়াঙ্কা</u>						

	বামহস্ত	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
						
নাম <u>উম্মা</u>	ডানহস্ত	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
						
স্বাক্ষর <u>উম্মা</u>						

	বামহস্ত	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
						
নাম <u>প্রিয়াঙ্কা</u>	ডানহস্ত	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
						
স্বাক্ষর <u>Nishanita Paul</u>						

	বামহস্ত	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
						
নাম <u>প্রিয়াঙ্কা</u>	ডানহস্ত	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
						
স্বাক্ষর <u>OLIVIA DEVELOPERS PVT. LTD</u>						



বামহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম... শ্রীমতী সঞ্জয়

ডানহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

স্বাক্ষর... শ্রীমতী সঞ্জয়



বামহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম... শ্রীমতী সঞ্জয়

ডানহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

স্বাক্ষর... শ্রীমতী সঞ্জয়



বামহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম... শ্রীমতী সঞ্জয়

ডানহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

স্বাক্ষর... শ্রীমতী সঞ্জয়



বামহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম... শ্রীমতী সঞ্জয়

ডানহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

স্বাক্ষর... শ্রীমতী সঞ্জয়



বামহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম সাহা (H)

ডানহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

স্বাক্ষর সাহা (H)



বামহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম সাহা (H)

ডানহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

স্বাক্ষর সাহা (H)



বামহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম সাহা (H)

ডানহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

স্বাক্ষর সাহা (H)



বামহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম সাহা (H)

ডানহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা



নাম জুবিন জামি (শ্রী)

স্বাক্ষর জুবিন জামি (শ্রী)

বামহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

ডানহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা



নাম জুবিন জামি (শ্রী)

স্বাক্ষর জুবিন জামি (শ্রী)

বামহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

ডানহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

দাতা/গৃহীতা :



নাম জুবিন জামি (শ্রী)

স্বাক্ষর জুবিন জামি (শ্রী)

বামহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

ডানহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

OLVIA DEVELOPERS PVT. LTD

Director

(Handwritten signature)



নাম জুবিন জামি (শ্রী)

স্বাক্ষর জুবিন জামি (শ্রী)

বামহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

ডানহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা



বামহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম..... সুজাত কুমার (শ)

ডানহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

স্বাক্ষর..... সুজাত কুমার (শ)



বামহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম..... সুজাত কুমার (শ)

ডানহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

স্বাক্ষর..... সুজাত কুমার (শ)

দাতা/গ্রহীতা :



বামহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম..... বীতা দাস

ডানহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

স্বাক্ষর..... বীতা দাস



বামহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম..... মীতানন্দী

ডানহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

স্বাক্ষর..... মীতানন্দী

OLVIA DEVELOPERS PVT. LTD

H. G. Choudhary Director

স্বাক্ষরকারক / দাতা/গ্রহীতা :



নাম স্বাক্ষর (১৫/১১/১৭)

স্বাক্ষর

বামহস্ত

ডানহস্ত

বৃদ্ধাঙ্গুল

তর্জনী

মধ্যমা

অনামিকা

কনিষ্ঠা

বৃদ্ধাঙ্গুল

তর্জনী

মধ্যমা

অনামিকা

কনিষ্ঠা

বৃদ্ধাঙ্গুল

তর্জনী

মধ্যমা

অনামিকা

কনিষ্ঠা

বামহস্ত

ডানহস্ত

দাতা/গ্রহীতা :

নাম.....

স্বাক্ষর.....

দাতা/গ্রহীতা :

নাম.....

স্বাক্ষর.....

বামহস্ত

ডানহস্ত

বৃদ্ধাঙ্গুল

তর্জনী

মধ্যমা

অনামিকা

কনিষ্ঠা

বৃদ্ধাঙ্গুল

তর্জনী

মধ্যমা

অনামিকা

কনিষ্ঠা

দাতা/গ্রহীতা :

OLIVIA DEVELOPERS PVT. LTD

M. K. Chowdhury

Director

বামহস্ত

ড

বৃদ্ধাঙ্গুল

তর্জনী

মধ্যমা

অনামিকা

কনিষ্ঠা

বৃদ্ধাঙ্গুল

তর্জনী

মধ্যমা

অনামিকা

কনিষ্ঠা



Government Of West Bengal
Office Of the A. D. S. R. BARUIPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 08298 of 2011
(Serial No. 09012 of 2011)

On

Payment of Fees:

On 20/10/2011

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

Presented for registration at 19.00 hrs on :20/10/2011, at the Private residence by Irabati Dey , one of the Executants.

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

Execution is admitted on 20/10/2011 by

1. Irabati Dey, wife of Lt. Subodh Ch. Dey , Village:Madarat Battala, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
2. Tanmoy Dey, son of Lt. Subodh Ch. Dey , Village:Madarat Battala, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Service
3. Nabanita Pal, wife of Lt. Bijon Pal , Village:Madarat Battala, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
4. Kabita Pal, wife of Sajal Pal , Village:Madarat Battala, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
5. Pritika Marik, wife of Ashok Marik , Village:Madarat Battala, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
6. Sanjukta Maity, wife of Rabin Maity , Village:Madarat Battala, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
7. Shampa Dutta, wife of Pankaj Dutta , Village:Madarat Battala, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
8. Latika Dey, wife of Lt. Shyam Sundar Dey , Village:Madarat Battala, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
9. Mrinmoy Dey, son of Lt. Shyam Sundar Dey , Village:Madarat Battala, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Service
10. Manab Dey, son of Lt. Shyam Sundar Dey , Village:Madarat Battala, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Service
11. Pranab Dey, son of Lt. Shyam Sundar Dey , Village:Madarat Battala, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Service
12. Tarak Nath Dey, son of Lt. Rajani Kanta Dey , Village:Madarat Battala, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Service
13. Subol Kr. Dey, son of Lt. Probhas Ch. Dey , Village:Madarat Battala, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Service

OLVIA DEVELOPERS PVT. LTD

H. K. Choudhury

Director

(Panchali Munshi)

ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 1 of 3



Government Of West Bengal
Office Of the A. D. S. R. BARUIPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 08298 of 2011
(Serial No. 09012 of 2011)

14. Amiyo Kr. Dey, son of Lt. Probhas Ch. Dey , Village:Madarat Battala, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Service
 15. Sanat Kr. Dey, son of Lt. Probhas Ch. Dey , Village:Madarat Battala, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Service
 16. Amala Dey, wife of Lt. Subodh Ch. Dey , Village:Madarat Battala, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
 17. Susanta Kr. Dey, son of Lt. Subodh Ch. Dey , Village:Madarat Battala, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Service
 18. Shyamal Kr. Dey, son of Lt. Subodh Ch. Dey , Village:Madarat Battala, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Service
 19. Rita Das, wife of Ganesh Das , Village:Madarat Battala, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
 20. Gita Nandi, wife of Sujit Nandi , Village:Madarat Battala, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
- Identified By Barun Chakraborty, son of Lt. Pranab Chakraborty, Village:Chandipur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Business.

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 21/10/2011

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

Payment of Fees:

Amount By Cash

Rs. 65996/-, on 21/10/2011

(Under Article : A(1) = 65989/- .E = 7/- on 21/10/2011)

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.-6000000/-

Certified that the required stamp duty of this document is Rs.- 360010 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

OLIVIA DEVELOPERS PVT. LTD.

H. S. Choudhury

Director

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 3



Government Of West Bengal
Office Of the A. D. S. R. BARUIPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 08298 of 2011
(Serial No. 09012 of 2011)

Deficit stamp duty Rs. 355010/- is paid, by the draft number 776116, Draft Date 19/10/2011, Bank Name State Bank of India, BARODA PARK BAINABGHATA, received on 21/10/2011

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

OLIVIA DEVELOPERS PVT. LTD

H. K. Choudhury

Director



(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR
Endorsement Page 3 of 3

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 25
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being No 08298 for the year 2011.



(Panchali Munshi) 21-October-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BARUIPUR
West Bengal

OLIVIA DEVELOPERS PVT. LTD

H. G. Chakrabarti

Director