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CONVEYANCE

THIS DEED OF CONVEYANCE made this the 17<sup>th</sup> day of July 2007  
 BETWEEN MR. ARUNAVA BHATTACHARYA son of Late Makhanlal  
 Bhattacharya, by faith Hindu, by occupation Business, residing at 190/1,  
 Bidhannagar Road, Kolkata - 700 067, hereinafter referred

to as the "VENDOR" (which expression unless excluded by or repugnant to  
 the context be deemed to mean and include his successors, executors,  
 administrators, legal representatives and assigns) of the FIRST PART.

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Kanya Kumari Properties  
Kanya Kumari Properties  
Kanya Kumari Properties  
Kanya Kumari Properties

NAME: SURANJAN MUKHERJEE  
ADDRESS: 2 & 3, K. S. Roy Road, Kol-1  
11 JUL 2007  
Licensed Stamp Vendor  
C.C. Court

Registration on 1308 m  
at the Kanya Registration Office  
within 15 days of  
my Sanjeev Gupta  
one of the levels

11 JUL 2007  
11 JUL 2007

Sanjeev Gupta



1308

17-7-07

KANYAKUMARI PROPERTIES PVT. LTD.

Sanjeev Gupta  
Director

Energy Etc Private Limited

Sanjeev Gupta  
Director



1308

Eastern Nirman Private Limited

Sanjay Gupta  
Director

Sanjeev Gupta Director for  
Kanyakumari Properties Pvt. Ltd.  
Having its principal place of business  
at 29, A.R. Saha Road, Kol-1  
+ Sanjeev Gupta Director for  
Energy Etc Private Limited  
Principal place of business at  
No. 9, East Home City Sector-1  
Kol-64. + Sanjay Gupta Director  
for Eastern Nirman Pvt. Ltd.  
Having its principal place of  
business at No. 9, Salt Lake  
City Sector-1, Kol-64.

Buddha Dev Bhattacharya -  
Shri M.L. Bhattacharya  
at 1901, Bidhan Nagar  
Road, Kol-67. Business

Buddha Dev Bhattacharya  
BUDDHA DEV BHATTACHARYA  
1901 Bidhan Nagar Road  
Kolkata-67  
Business

17-7-07

A N D

1. **M/s. KANYAKUMARI PROPERTIES PVT. LTD.**, a Company incorporated under Indian Companies Act 1956, having its Principal place of Business at 49, A.N. Saha Road, Kolkata - 700 048. 2. **M/S ENERGY ENCLAVE PVT. LTD.** a Company incorporated under Indian Companies Act 1956, having its Principal place of Business at AB-9, Salt Lake City, Sector - I, Kolkata - 700 064. 3. **M/S ESTEEM NIRMAN PVT LTD** a Company incorporated under Indian Companies Act 1956, having its Principal place of Business at AB-9, Salt Lake City, Sector - I, Kolkata - 700 064, all are collectively hereinafter referred to as the '**PURCHASERS**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and includes each of its successor or successors at office administrators, executors, legal representatives and assigns) of the **SECOND PART**;

WHEREAS the Vendor has represented the Purchasers that :-

- A. That one Lalit Kumar Pramanik and Others being the successors of Late Lakshmikanta Pramanik were seized and possessed of and otherwise well and sufficiently entitled to amongst other landed property a Sali Land measuring 1.32 acres in R.S. Dag No.148, J.L. No. 18, under old Khatian No. 255 and thereafter in Part of Khatian No. 399 subsequently K.B. Khatian No. 323, in Mouza Mahisbathan in the district of North 24-Parganas.
- B. The said Lalit Kumar Pramanik and Other co-owners mutually and amicably distributed or partitioned the said entire Sali Land 1.32 acres in said R.S. Dag No. 148, in Mouza Mahisbathan, in the district of North 24-Parganas amongst themselves upon which the said Lalit Kumar Pramanik became the exclusive owner and as such seized and possessed of the devided and demarcated portion of the said Dag No. 148 measuring 0.33 acre be the same a little more or less.
- C. That by an Indenture sale dated 07.12.1990 made between the said Lalit Kumar Pramanik therein referred to as the Vendor in One Part and Sri Debabrata Gupta, Sri Sanghabrata Gupta and Smt. Manjusree Gupta therein collectively referred to as the Purchasers in Other Part and against the valuable consideration mentioned therein the said Lalit Kumar Pramanik sold, transferred and conveyed absolutely and forever the said 0.33 acre demarcated land comprised in Part of R.S. Dag No. 148, under the said K.B. Khatian No. 323 at Mouza Mahisbathan in the district of North 24-Parganas

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*Anura* Chatterjee

B.F.  
*Anura* Chatterjee  
10 Lali Market Lal Bha-  
ra Chatterjee of P.O. 1/1,  
Bishnupur Road,  
Kolkata 67.



Krishna Chatterjee  
(BUDDHA DE V BHATTACHARYA)

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and duly registered before the ADSR Bidhannagar and recorded in Book No. 1, Volume No. 184, Pages 17 to 24, Being No. 7878 for the year 1990.

D. Since after the said purchase by virtue of the aforesaid Sale Deed the said Debabrata Gupta & Ors. became the absolute owners in respect of the entire said demarcated land measuring 0.33 acre in said R.S. Dag No. 148 in Mouza Mahisbathan and while thus seized and possessed thereof the said Owners viz. a. viz. the said Debabrata Gupta, Sanghabrata Gupta and Smt. Manjusree Gupta collectively therein mentioned as the Vendor in One Part sold, transferred and conveyed unto and in favour of Mr. Arunava Bhattacharya the Vendor herein therein referred to as the Purchaser in Other Part absolutely and forever, a portion measuring 6 cottahs, 08 chittaks, 06 sq. ft. fully divided and demarcated as Lot - 'C' and particularly described in the Second Schedule therein out of the said 0.33 acre morefully described in the First Schedule thereunder by virtue of an Indenture of Sale dated 30.11.1992 duly registered before the ADSR, Bidhannagar, Salt Lake City in Book No. 1, Volume No 221, Pages 345 To 352, Being No. 10196 for the year 1992.

E. Since after the aforesaid Purchase through the said Deed of Conveyance dated 30.11.1992 the Vendor is now absolutely seized and possessed of the said plot of land marked as Plot -'C' measuring 6 (six) cotthas 08 (eight) chittaks, 06 (six) sq. ft. be the same a little more or less in part of R.S. Dag No. 148, comprised in Mouza Mahisbathan, North 24-Parganas morefully described in the Schedule hereunder and hereinafter referred to as the "Said Property" as an absolute Rayati/Owner under the Govt. of West Bengal and mutated his name in the Land Settlement Record with the Office of the B.L. & L.R.O., Rajarhat under D.L. & L.R.O., North 24-Parganas under L.R. Khatian No.710 in respect of the said land hereunder Schedule and paying rent and taxes thereof to the Collectorate, North 24-Parganas, and in absolute enjoyment of the said property without any interruptions or obstructions from any corners.

F. That none other than the Vendor herein has/have any rights, title, interest in the said land hereunder agreed to sale and or any part or portions thereof and the Vendor herein has a clear and marketable title on and over the said property under the Schedule herein free from any mortgage, lease, claims, demands, suits, injunctions viz.a.viz. free from any or all encumbrances of whatsoever nature and the Vendor herein is free to deal with the said property in any manners as the vendor deem fit and proper, and there is no legal impediment to transfer the "Said Property" to the Purchasers by the Vendor.



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A purple ink scribble or signature mark, consisting of a vertical stroke with a horizontal crossbar and a small hook at the top, resembling a stylized letter or symbol.

AND WHEREAS the Vendor has for his personal necessities decided to sell of his entire said property described in the Schedule hereunder free from any or all encumbrances of whatsoever nature to some prospective buyer or buyers intending to purchase the same and the Purchasers having knowledge of the same and relying on the above representation made by the vendor being interested to purchase, approached and offered the Vendor a sum of **Rs. 37,42,285/- (Rupees. Thirty Seven Lac Forty Two Thousand Two Hundred Eighty Five )** only as a whole or lump-sum price for entirety of the said property described in the Schedule hereunder which offer has been accepted by the Vendor.

AND WHEREAS the Vendor has agreed to sell and the Purchasers have agreed to purchase ALL THAT SAID PROPERTY viz.a.viz. ALL THAT Plot of Land being Plot No. 'C' measuring **6 (six) cottas 08 (eight) chittaks, 06 (six) sq. ft.** be the same a little more or less togetherwith 150 sq. ft. R.T. Shed Structures , in part of R.S. Dag No. 148, J.L. No. 18, comprised in Mouza Mahisbathan, under P.S. Rajarhat at present under P.S. Bidhannagar (East), North 24-Parganas, morefully described in the Schedule hereunder at or for the price of **Rs. 37,42,285/- (Rupees. Thirty Seven Lac Forty Two Thousand Two Hundred Eighty Five)** only as a whole free from all encumbrances, liens, attachments, mortgages, suits, claims of whatsoever nature and free from all acquisitions and/ or requisitions with peaceful vacant possession thereof absolutely and forever.

NOW THIS INDENTURE WITNESS that in pursuance of the said agreement and in consideration of the said sum of **Rs. 37,42,285/- (Rupees. Thirty Seven Lac Forty Two Thousand Two Hundred Eighty Five )** only paid at or before execution of these presents by the Purchasers to the VENDOR (the receipt whereof the VENDOR hereby admit and acknowledge and of and from the same release and discharge the Purchasers, ALL THAT the entirety of "Said Property" in the Schedule hereunder the VENDOR hereby these presents grant, sell, convey, transfer, assign and assure unto and to the use of the Purchasers free from all encumbrances All That the Said Property consisting of a piece or parcel of Solid Land measuring 6 (six) cottas 08 (eight) chittaks, 06 (six) sq. ft. be the same a little more or less togetherwith 150 sq. ft. R.T. Shed Structures , in part of R.S. Dag No. 148, J.L. No. 18, comprised in Mouza Mahisbathan, under P.S. Rajarhat at present under P.S. Bidhannagar (East), North 24-Parganas fully described in schedule hereunder together with common easement right over all common passages for free ingress and egress and all other common easement rights existing thereof and as shall be available thereto and all the estate, right, title, interest, claim and demand,



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whatsoever of the vendor in the said property unto or upon the same and every part thereof in law and in equity TO HAVE AND HOLD OWN AND possesses the same unto and to the use of the Purchasers absolutely and forever together with title, deeds, writings and other evidence of title and the VENDOR hereby covenant with the Purchasers that notwithstanding any acts, deeds or things hereto before done, executed or knowingly suffered to in the contrary, the vendor is now lawfully entitle to the said property free from all encumbrances, attachments, mortgages, or defect in title, whatsoever and the VENDOR has unfettered, absolute and indefeasible right and title of the said property with full power and absolute authority to sell the said property in manner aforesaid and the Purchasers shall hereafter, peaceably and quietly hold, possess and enjoy the said property in khas without any claim, demand or eviction whatsoever from the VENDOR or any person claiming through or under him and the Purchasers shall have the right to record the Purchaser's name as Rayoti-Owner in the register of Settlement Office and will pay the annual Revenue to the Collector and shall have full right , absolute authority to sell, transfer or encumber the said property by any manners whatsoever at its sole discretion and the Purchasers, shall hold, possess and own the said property including its respective successors and / or nominees or assignees AND further that the VENDOR covenant with the Purchasers to save harmless indemnify and keep indemnified the Purchasers from or against all claims, demands, suits, encumbrances, charges and equities whatsoever in respect of the "Said Property" hereby transferred.

AND the Vendor doth further covenant that he shall at the request and costs of the Purchasers do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed and the vendor declare that the said property is beyond Urban Agglomerating and also beyond free from any acquisitions or requisitions and there is no bar to transfer the said Land as the West Bengal Government Housing Department has accorded a permission for Sale-Registration of the Land under the said R.S. Dag No. 148. Mouza Mahishbathan viz. a. viz. the property under the Schedule vide Order No. 142-H1/NTP/1P-19/2003 dt. 10.03.2004 and the vendor also declare that there is no legal impediment in the matter of transferring the said property to the Purchasers.

**THE SCHEDULE ABOVE REFERRED TO**

(Description Of The "SAID PROPERTY" Hereunder Sale)

PROFESSOR

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ALL THAT THE SAID LAND being **Plot No. 'C'** with proportionate share of the common passage admeasuring an area of **6 (six) cottahs, 08 (eight) chittaks, 06 (six) sq. ft.** a little more or less togetherwith 150 sq. ft. R.T. Shed Structures lying and situates in Part of **R.S. Dag No. 148**, under L.R. Khatian No. 710, Togetherwith all easement rights in common passages existing thereat and lying and situates and comprised in **Mouza Mahisbathan**, J.L. No. 18, under P.S. Rajarhat at present under P.S. Bidhannagar (East), within the Municipal limit of Bidhannagar Municipal Corporation, Sub-Registry Office, Additional District Sub-Registrar, Bidhannagar, within the ambit of B.L & L.R.O., Rajarhat and tax payable to The Collectorate, North 24-Parganas. The Said Property hereby agreed to be transferred is butted and bounded by :-

ON THE NORTH : Adjacent Plot being Lot - 'B' in Part of R.S. Dag No. 148 hold by Mr. Buddhadev Bhattacharya ;

ON THE SOUTH : R.S. Dag No. 156;

ON THE EAST : Land at Part of R.S. Dag No.148;

ON THE WEST : Land at Part of R.S. Dag No.148;

IN WITNESSES WHEREOF the parties hereto have hereunto sign and subscribe their hands on the day month and year first written above.

SIGNED & DELIVERED by

The VENDOR at Kolkata

In the presence of :-

1. *Eulentiworld*  
*Mahisbathan No. 18*  
*W-102*
2. *Samat Nasir*  
*Vill+po-Kodanbuttee*  
*P.S-Rajarhat*  
*WAL-135*

SIGNED & DELIVERED by

The PURCHASERS at Kolkata

In the presence of :-

1. *Eulentiworld*
2. *Samat Nasir*

*Drafted by me*  
*K.C. Kemmoker*  
*Advocate*  
*High Court Calcutta*

*Anuma Chatterjee*

**VENDOR**  
KANYAKUMARI PROPERTIES PVT. LTD.

*Sanjay Singh*  
Director

Energy Enclave Private Limited

*Sanjay Singh*  
Director

Estem Nirman Private Limited

*Sanjay Singh*  
Director

**PURCHASERS**



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SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No	Signature of the Executants/Presentants.	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
	 <i>Amrutesh Singh</i>					
		RIGHT HAND				
						
		LEFT HAND				
						
		RIGHT HAND				
	 <i>Satyajit Singh</i>					
		LEFT HAND				
						
		RIGHT HAND				
	 <i>Pratik Singh</i>					



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RECEIVED of and from the within named PURCHASERS the within mentioned sum of **Rs. 37,42,285/- (Rupees. Thirty Seven Lac Forty Two Thousand Two Hundred Eighty Five )** only being full consideration of the above schedule property as per memo below:

MODE OF CONSIDERATION

By P.O. No. 733881 dt. 14-07-2007 AMRO Bank, From Kanyakumari Properties Pvt. Ltd.	12,47,430/-
By P.O. No. 733943 dt. 16-07-2007 AMRO Bank, From Energy Enclave Pvt. Ltd.	12,47,430/-
By P.O. No. 733946 dt. 16-07-2007 AMRO Bank, From Esteem Nirman Pvt. Ltd.	12,47,425/-

**TOTAL** Rs. 37,42,285/-

**(Rupees. Thirty Seven Lac Forty Two Thousand Two Hundred Eighty Five) only.**

WITNESSES:

1. *Audantumll*

2. *Samat Narayan*

*Anwana Chatterjee.*

**VENDOR**

APPROVED BY  
RECEIVED BY  
DATE  
16/11  
06278  
2007



FS

REGISTRAR OF ASSURANCES

23-8-07



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REGISTRAR OF ASSURANCES