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पश्चिमबंग पश्चिम बंगाल WEST BENGAL

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142-411 नम्बर दि. 10.3.04

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M. N. NO. 85, 001

Stamp Act 1899

Amended by W. Bengal

Stamp Act, 1958

A-42658-55-25-4-42749

~~Stamp~~

CONVEYANCE

THIS DEED OF CONVEYANCE made this the 17th day of July 1900

2007 B E T W E E N M/S SWAPNA PRINTING WORKS PRIVATE LIMITED & 22875 X3

Private Limited Company incorporated under Indian Companies Act, 1956 having its Registered Office at 52, Raja Rammohan Roy Sarani, under P.S. Amharst Street, Kolkata - 700 009, hereinafter referred to as the "VENDOR" (which expression unless excluded by or repugnant to the context be deemed to mean and include its successor or successors at office, executors, administrators, legal representatives and assigns) of the FIRST PART.

Stamp Act, 1958

Handwritten notes and signatures in Bengali and English, including a large signature 'S. S. Chatterjee' and various numerical notations like '3278847', '327652', and '53,350'.

32276

Kanya Kumari Properties Pvt. Ltd.,
17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Required for Registration at the Kolkata Registration Office on the... days of...
By Sanjay Gupta
Director of the Office.

NAME: SURANJAN MUKHERJEE
ADD/ADV: Licensed Stamp Vendor
RS: C. C. Court
2, 3, K. S. Roy Road, Cal.-1

11 JUL 2007

17-7-07

11 JUL 2007

Sanjay Gupta
Director



KANYAKUMARI PROPERTIES PVT. LTD.

Sanjay Gupta
Director

Energy Enclave Private Limited

Sanjay Gupta
Director



13519

Eastern Nirman Private Limited

Sanjay Gupta
Director



Arunima Chatterjee
170/1, Bidhan Nagar Rd
Calcutta-67

Business

Sanjay Gupta Director for Kanyakumari Properties Pvt. Ltd. Having the principal place of business at 170/1, Bidhan Nagar, Calcutta-67. Sanjay Gupta Director for Energy Enclave Private Limited having the principal place of business at AB-9, Salt Lake City, Sector-I, Calcutta-64. Sanjay Gupta Director for Eastern Nirman Pvt. Ltd. having the principal place of business at Salt Lake City, Sector-I, Calcutta-64.

Arunima Chatterjee
170/1, Bidhan Nagar, Calcutta-67.
Business.

17-7-07

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 divided 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 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.



13530

FOR SWAPNA PRINTING WORKS
LTD

Buddha Dew Bhattacharya
DIRECTOR
(BUDDHA DEVI BHATTACHARYA

B.F.
Buddha Dew Bhattacharya -
Director for
Swapna Printing Works
P.O. No. 152,
Banga Office, 1st floor,
Banga, P.S. - Ambikapur
Sarang, Dist. -
Sriharipur, Dist. - 9.

Pranava Chatterjee



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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 Mahishbathan 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 M/s. Swapna Printing Works Private Limited the Vendor herein therein referred to as the Purchaser in Other Part absolutely and forever, a portion measuring 6 cottahs, 11 chittaks, 42 sq. ft. fully divided and demarcated as Lot - 'A' 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 ADJR, Bidhannagar, Salt Lake City in Book No. 1, Volume No. 221, Pages 337 To 344, Being No. 10195 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 -'A' measuring 6 (six) cottahs 11 (eleven) chittaks, 42 (forty two) sq. ft. be the same a little more or less in part of R.S. Dag No. 148, comprised in Mouza Mahishbathan, 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 its 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.711 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, acquisitions and or requisitions 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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AND WHEREAS the Vendor has for its personal necessities decided to sell of its 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. 38,78,850/- (Rupees. Thirty Eight Lac Seventy Eight Thousand Eight Hundred Fifty) 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. 'A' measuring **6 (six) cotthas 11 (eleven) chittaks, 42 (forty two) 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 Mahishbathan, 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.38,78,850/- (Rupees Thirty Eight Lac Seventy Eight Thousand Eight Hundred Fifty) 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.38,78,850/- (Rupees Thirty Eight Lac Seventy Eight Thousand Eight Hundred Fifty) 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 Purchaser's free from all encumbrances All That the Said Property consisting of a piece or parcel of Solid Land measuring 6 (six) cotthas 11 (eleven) chittaks, 42 (forty two) 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 Mahishbathan, under P.S. Rajarhat at present under P.S. Bidhannagar (East), North 24-Parganas fully described in schedule hereunder togetherwith common easement right over all common passages for free ingress and egress and all other common easement rights existing thereof and



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as shall be available thereto and all the estate, right, title, interest, claim and demand, 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 TO 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 its and the Purchasers shall have the right to record the Purchasers' name as Rayoti-Owners 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 the purchasers' 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 it 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 Agglomeration and also beyond free from any acquisitions and 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/IP-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]



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ALL THAT THE SAID LAND being Plot No. 'A' with proportionate share of the common passage admeasuring an area of **6 (six) cotthas 11 (eleven) chittaks, 42 (forty two) 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. 711, 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 : Municipal Road;

ON THE SOUTH : The adjacent plot of Mr. Buddhadev Bhattacharya;

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 :-

- Debiturumbl*
Mahibathan was no-14
no-102
- Samat Naskar*
with no. kadambakur
PK 9135

SIGNED & DELIVERED by

The PURCHASERS at Kolkata

In the presence of :-

- Samat Naskar*
Debiturumbl

2.

Drafted by me
K.C. Karmaker
Advocate
High Court, Calcutta

Per Sanyal Printing Works Pvt. Ltd.

Buddhan dw Bhattacharya
Director

VENDOR

KANYAKUMARI PROPERTIES PVT. LTD.

Sanyal Gupta
Director

Energy Enclave Private Limited

Sanyal Gupta
Director

Energy Nirman Private Limited

Sanyal
Director

PURCHASERS



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Assurances per loi

Droit

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No	Signature of the Executants/Presentants.	LEFT HAND				
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		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little.
						
		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
						
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little.
						
		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
						
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
						



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1941, Registrar of Assurances in
Madras

RECEIVED of and from the within named PURCHASERS the within mentioned sum of **Rs. 38,78,850/- (Rupees. Thirty Eight Lac Seventy Eight Thousand Eight Hundred Fifty)** only being full consideration of the above schedule property as per memo below:

MODE OF CONSIDERATION

By P.O. No. 733879, dt. 14-07-2007 AMRO Bank, From Kanyakumari Properties Pvt. Ltd.	12,92,950/-
By P.O. No. 733941, dt. 16-07-2007 AMRO Bank, From Energy Enclave Pvt. Ltd.	12,92,950/-
By P.O. No. 733944, dt. 16-07-2007 AMRO Bank, From Esteem Nirman Pvt. Ltd.	12,92,950/-

TOTAL Rs. 38,78,850/-

(Rupees. Thirty Eight Lac Seventy Eight Thousand Eight Hundred Fifty) only

WITNESSES:

1. *Subramanian*

2. *S. S. Srinivasan*

For Swarna Printing Works Pvt. Ltd.

Pandithan dan Renukeshy
Director

VENDOR

Form No. 1
Book No. 11
Page No. 16-11
Date 06.2.80
Page No. 2007



Handwritten signature

Registrar of Assurances
Madhya Pradesh

23.8.07



Handwritten signature

Registrar of Assurances
Madhya Pradesh