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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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धर्मदास दास  
no. 142-41 नमोपलत कोपरा 04

NO. 85, 834/

1000  
2181.900

Stamp Act, 1899  
imposed by W. Bengal

23, 54

Scale 1/4. No. 1000

A-42669  
B-7  
C-65  
D-25  
E-4  
F-42760

~~Stamp Act, 1899~~

CONVEYANCE

THIS DEED OF CONVEYANCE made this the 17<sup>th</sup> day of July, 2007

B E T W E E N MR. BUDDHADEV BHATTACHARYA son of Late Makhanlal

Bhattacharya, by faith Hindu, by occupation Business, residing at 190/1, Bidhannagar Road, Kolkata - 700067, 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;

and I, Satish Kumar Chatterjee

317587 A. 18.207 - 11350

307410 1570 - 409W

has been paid as deficit Stamp Duty

6-41176  
8200-24  
641768  
7-7-77  
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22000 B  
45000 B

withdrew a sum of Rs. 22000/-  
in favour of the Vendor by  
Cash Receipt No. 150000/07

Handwritten signatures and notes in Bengali script, including 'Satish Kumar Chatterjee' and 'BuddhaDEV BHATTACHARYA'.

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Kanya Kumari Properties Pvt. Ltd.  
Kanya Kumari Properties Pvt. Ltd.

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

1-30 pm.  
Kata Registration Office  
17 days of...

Handwritten signature

Handwritten signature

11 JUL 2007

11 JUL 2007

Sayed Capt



13518

KANYAKUMARI PROPERTIES PVT. LTD.

Sayed Capt  
Director

17-7-07

Handwritten notes: Suranj Mukherjee Director for Kanya Kumari Properties Pvt. Ltd. Having the principal place of business at 49, D. N. Saha Road, Kol. 10 of Sejmuk Gupta street for Energy Enclave Pvt. Ltd. Having the principal place of business at 63-9, Salt Lake city, dealer - 1 Kol-64 + Sarjaj Gupta Director for E-Stream stream private limited Having the principal place of business at 63-9, Salt Lake city, dealer - 1 Kol-64

Energy Enclave Private Limited

Sayed Capt  
Director



13519

Enclave Nandan Private Limited

Handwritten signature  
Director

Arumora Bhatnagar

S/o Late Mr. Bhatnagar

P-190/1 Bidhan Nagar Kol  
Cal-67

Business.

Arumora Bhatnagar  
S/o Late Mr. Bhatnagar  
Charya of P-190/1  
Bidhan Nagar Kol.  
Cal-67.  
Business.

Stamp: OFFICE OF REGISTRAR

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



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Buddha dev Bhattacharya  
(BUDDHA DEV BHATTACHARYA)

B. F.  
Buddha dev Bhattacharya -  
ya no hote nankhandaal  
Bhattacharya at profile  
Bishnagar Road Kol-67



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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. Buddhadev Bhattacharya the Vendor herein therein referred to as the Purchaser in Other Part absolutely and forever, a portion measuring 6 cottahs, 11 chittaks, 43 sq. ft. fully divided and demarcated as Lot - 'B' 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 353 To 360, Being No. 10197 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 -'B' measuring 6 (six) cottahs 11 (eleven) chittaks, 43 (forty three) 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 E.L. & L.R.O., Rajarhat under D.L. & L.R.O., North 24-Parganas under L.R. Khatian No.709 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 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. 38,79,650/- (Rupees. Thirty Eight Lac Seventy Nine Thousand Six 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. "B" measuring **6 (six) cotthas 11 (eleven) chittaks, 43 (forty three) 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. 38,79,650/- (Rupees. Thirty Eight Lac Seventy Nine Thousand Six 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. 38,79,650/- (Rupees. Thirty Eight Lac Seventy Nine Thousand Six 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 Purchasers 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, 43 (forty three) 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



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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 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 Purchasers' 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 Agglomeration 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)**



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ALL THAT THE SAID LAND being Plot No. 'B' with proportionate share of the common passage admeasuring an area of **6 (six) cotthas 11 (eleven) chittaks, 43 (forty three) sq. ft.** a little more or less together with 150 sq. ft. R.T. Shed Structures lying and situates in Part of **R.S. Dag No. 148**, under L.R. Khatian No. 709, Together with all easement rights in common passages existing thereat and lying and situates and comprised in **Mouza Mahishbathan**, 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 - 'A' in Part of R.S. Dag No. 148 hold by Mr. Swapna Printing Works Pvt. Ltd.;

ON THE SOUTH : Adjacent Plot being Lot - 'C' in Part of R.S. Dag No. 148 hold by Mr. Arunava Bhattacharya;

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

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

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

SIGNED & DELIVERED by

The VENDOR at Kolkata

In the presence of :-

1. *Savitri Dasgupta*  
*W.M.P.O. - Mahishbathan*  
*P.S. - Rajarhat*  
*Kol - 135*
2. *Eulata-mukherjee*  
*Mahishbathan W.M.P.O.*  
*Kol - 102*

SIGNED & DELIVERED by

The PURCHASER at Kolkata

In the presence of :-

1. *Eulata-mukherjee*
2. *Savitri Dasgupta*

*Drafted by me*  
*K.C. Karanoker*  
*Advocate*  
*High Court, Calcutta*

*Budhendra Prasad Mukherjee*

**VENDOR**  
KANYAKUMARI PROPERTIES PVT. LTD.

*Sargad Gupta*  
Director

Energy Enclosure Private Ltd

*Sargad Gupta*  
Director

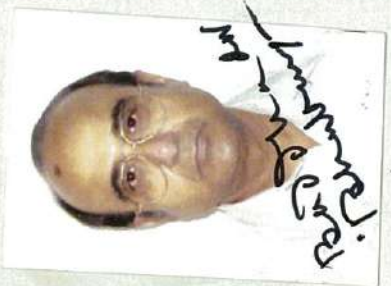




















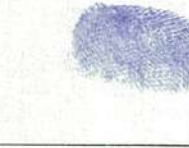










**Estem Nirman Private Limited**

*Sanjay*  
Director

**PURCHASERS**



SPECIMEN FORM FOR TEN FINGERPRINTS

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



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RECEIVED of and from the within named PURCHASERS the within mentioned sum of **Rs. 38,79,650/- (Rupees. Thirty Eight Lac Seventy Nine Thousand Six Hundred Fifty) only** being full consideration of the above schedule property as per memo below:

MODE OF CONSIDERATION

By By P.O. No. 733880, dt. 14-07-2007 ABN AMRO Bank, From Kanyakumari Properties Pvt. Ltd.	12,93,215/-
By P.O. No. 733942, dt. 16-07-2007 ABN AMRO Bank, From Energy Enclave Pvt. Ltd.	12,93,215/-
By P.O. No. 733945, dt. 16-07-2007 ABN AMRO Bank, From Esteem Nirman Pvt. Ltd.	12,93,220/-

**TOTAL** Rs. 38,79,650/-

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

WITNESSES:

1. *Sudhakar*

2. *Somdev*

*Budhanwar Bhandari*

**VENDOR**

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