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भारतीय नैऋत्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

राज्य प्रमाण

*Use  
Memo*

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ADDITIONAL REGISTRAR  
ASSURANCE CO. KOLKATA

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**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** made on this 21st day  
of April, Two Thousand and Seven.

786/

Subhas Chakraborty

NAME.....  
 ADDITIONAL.....  
 RS.....  
 20 APR 2007  
**SURANJAN MUKHERJEE**  
 Licensed Stamp Vender  
 C.C. Court  
 9 & 3, K. S. Roy Road, Kol-1

W. S. Roy

Presented For Registration at Kolkata Registration Office

21.4.07  
by Joydeep Majumder

Joydeep Majumder  
15124

Joydeep Majumder  
15125

Aparajita Majumder  
15126

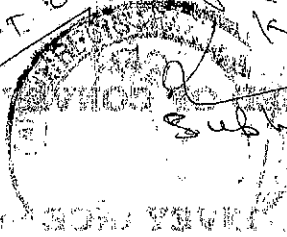
Judeep Majumder

Joydeep Majumder s/o  
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 der alias 42/138, New Ball  
 Bazaar, Gunge Road P.S. Pasba  
 Kol-39

P.T.O

P.T.O

Identified by me  
 Subhas Chakraborty  
 Advocate  
 High Court  
 Calcutta



Subhas Chakraborty

Registrar of  
 ASSURANCES, KOLKATA  
 21.4.07

## BETWEEN

(1) Joydeep Mazumder, Son of Sri Manik Mazumder, by occupation business (2) Smt. Aparajita Mazumder, wife of Sri Joydeep Mazumder, by occupation Housewife (3) Sudeep Mazumder, Son of Sri Manik Mazumder, by occupation business (4) Smt. Nilothpaula Mazumder, wife of Sudeep Mazumder, by occupation Housewife, all by faith Hindu and residing at 42/138, New Ballygunge Road, P.S. Kasba, Kolkata -700 039, hereinafter referred to as the "Vendors" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART**.

## A N D

(1) AAKOOTE VINIMOY PVT. LTD., a company incorporated under the companies Act 1956, having its Registered office at 17, Tarachand Dutta Street, Kolkata-700 013 (2) SUN CLUB VYAPAR PVT. LTD., a company incorporated under the companies Act 1956, having its Registered office at 17, Tarachand Dutta Street, Kolkata-700 013, hereinafter referred to as the "PURCHASERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-Office and assigns) of the **SECOND PART**.

## A N D

(1) SRI ANIL TOLASARIA, son of Sri Babulal Tolasaria, by occupation business (2) SMT. REKHA TOLASARIA, wife of Anil Tolasaria by occupation Housewife, both by faith Hindu and residing at Plot No. 594, Block "O", New Alipore, P.S. New Alipore, Kolkata-700 053, (3) SRI RUCHIR BOSE, son of Sri Ranjit Bose, by occupation business, (4) SMT. PALLABI BOSE, ALIAS POULAMI BOSE, wife of Sri Ruchir Bose, by occupation Housewife, both by faith Hindu, residing at 178/B, Block "G" New Alipore, P.S. New Alipore, Kolkata -700 053 hereinafter referred to as the "**CONFIRMING PARTIES**". Confirming Party No. 2 to 4 hereinabove are represented by their Constitute Attorney Sri Anil Tolasaria (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-Office and assigns) of the **THIRD PART**.

WHEREAS one Prativa Chandra Roy and Sri Pranab Chandra Roy, both sons of Late Sridhar Chandra Roy were the absolutely seized and possessed of or otherwise well

and sufficiently entitled to various landed properties within the jurisdiction of the District Registration Office at Alipore in the District of 24 Parganas (South).

**AND WHEREAS** said Prativa Chandra Roy and Pranab Prasad Roy partitioned their properties amongst themselves, by executing a Deed of Partition on 22<sup>nd</sup> August, 1967, which was registered at the Office of the Sub-Registrar at Alipore and noted the Book No. 1, Volume No. 124 at Pages 10 to 56 being Deed No. 6392 for the year 1967.

**AND WHEREAS** by virtue of the said Deed of Partition said Prativa Chandra Roy amongst other properties became absolute owner in respect of half portion of the land measuring about 59 decimals lying and situate in C.S. and R.S. Dag No. 393, under R.S. Khatian No. 201 in Mouza Laskarhat, J.L. No. 11, Touzi 145, within Police Station Tollygunge, now Tiljala, within the limits of Kolkata Municipal Corporation under Ward No. 107, (hereinafter referred to as the said "Land").

**AND WHEREAS** during the period of absolute possession of the said Land said Prativa Chandra Roy made a scheme to divide the said allotted Sali land in small plots with a view to dispose of the same.

**AND WHEREAS** said Prativa Chandra Roy by executing a Deed of Conveyance on 30<sup>th</sup> August, 1982 sold transferred and conveyed ALL THAT piece and parcel of the Sali land measuring 2 Cottahs, 8 Chittacks be the same title more or less being the said Scheme Plot marked as "A" together with 12 Feet wide Common Passage situated in portion of C.S. and R.S. Dag Nos. 393, under R.S. Khatian No. 201 in Mouza Laskarhat P.S. Tiljala, District 24 Parganas (South) in favour of Sri Kamta Prasad Shaw (2) Sri Lalta Prasad Shaw (3) Sri Sant Prasad Shaw (4) Sri Phool Chand Shaw (5) Sri Mool Chand Shaw and (6) Sri Lal Chand Shaw, which was registered in the office of the Sub-Registrar, Alipore and recorded in Book No. 1 being Deed No. 5135 for the year 1982.

**AND WHEREAS** said Prativa Chandra Roy by executing another Deed of Conveyance sold transferred and conveyed ALL THAT piece and parcel of the Sali land measuring about 4 Cottahs, be the same title more or less being the said Scheme Plot marked as "D" together with a 12 Feet wide Common Passage situated in portion of C.S. and R.S. Dag Nos. 393, under R.S. Khatian No. 201 in Mouza Laskarhat P.S. Tiljala, District 24 Parganas (South) in favour of (1) Sri Debi Prasad Shaw (2) Sri Ganesh Prasad

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Shaw (3) Sri Naresh Prasad Shaw (4) Sri Suresh Prasad Shaw by executing a Deed of Conveyance on 1<sup>st</sup> September, 1982 which was registered in the office of the Sub-Registrar, Alipore and recorded in Book No. 1, Vol. No. 319, Pages 98 to 107 being Deed No. 12313 for the year 1982.

**AND WHEREAS** said Prativa Chandra Roy by executing another Deed of Conveyance sold transferred and conveyed ALL THAT piece and parcel of the Sali land measuring 1 Cottahs, 8 Chittacks be the same title more or less being the said Scheme Plot marked as "E" together with 12 Feet wide Common Passage situated in portion of C.S. and R.S. Dag Nos. 393, under R.S. Khatian No. 201 in Mouza Laskarhat P.S. Tiljala, District 24 Parganas (South) in favour of (1) Smt. Durga Devi and (2) Sri Bikash Kumar Shaw by executing a Deed of Conveyance on 30<sup>th</sup> August, 1982 which was registered in the office of the Sub-Registrar, Alipore and recorded in Book No. 1, Vol. No. 125, Pages 208 to 216 being Deed No. 5134 for the year 1982.

**AND WHEREAS** said Prativa Chandra Roy by executing another Deed of Conveyance sold transferred and conveyed ALL THAT piece and parcel of the Sali land measuring 3 Cottahs be the same title more or less being the said Scheme Plot marked as "F" together with 12 Feet wide Common Passage situated in portion of C.S. and R.S. Dag Nos. 393, under R.S. Khatian No. 201 in Mouza Laskarhat P.S. Tiljala, District 24 Parganas (South) in favour of (1) Sri Deoraj Prasad Gupta and (2) Sri Prithivi Raj Gupta by executing a Deed of Conveyance on 30<sup>th</sup> August, 1982 which was registered in the office of the Sub-Registrar, Alipore and recorded in Book No. I, being Deed No. 5132 for the year 1982.

**AND WHEREAS** said Prativa Chandra Roy by executing another Deed of Conveyance sold transferred and conveyed ALL THAT piece and parcel of the Sali land measuring 2 Cottahs be the same title more or less being the said Scheme Plot marked as "G" together with 12 Feet wide Common Passage situated in portion of C.S. and R.S. Dag Nos. 393, under R.S. Khatian No. 201 in Mouza Laskarhat P.S. Tiljala, District 24 Parganas (South) in favour of (1) Sri Lakhan Lal Barai and (2) Sri Ashok Kumar Prasad by executing a Deed of Conveyance on 30<sup>th</sup> August, 1982 which was registered in the

office of the Sub-Registrar, Alipore and recorded in Book No. I, being Deed No. 5131 for the year 1982.

**AND WHEREAS** said Prativa Chandra Roy by executing another Deed of Conveyance sold transferred and conveyed ALL THAT piece and parcel of the Sali land measuring 2 Cottahs be the same title more or less being the said Scheme Plot marked as "J" together with 12 Feet wide Common Passage situated in portion of C.S. and R.S. Dag Nos. 393, under R.S. Khatian No. 201 in Mouza Laskarhat P.S. Tiljala, District 24 Parganas (South) in favour of (1) Sri Hari Shaw and (2) Sri Jai Gobind Prasad Gupta by executing a Deed of Conveyance on 1<sup>st</sup> September, 1982 which was registered in the office of the Sub-Registrar, Alipore and recorded in Book No. I, Vol. No. 319, Page 136 to 144 being Deed No. 12317 for the year 1982.

**AND WHEREAS** said Prativa Chandra Roy by executing another Deed of Conveyance sold transferred and conveyed ALL THAT piece and parcel of the Sali land measuring 2 Cottahs be the same title more or less being the said Scheme Plot marked as "K" together with 12 Feet wide Common Passage situated in portion of C.S. and R.S. Dag Nos. 393, under R.S. Khatian No. 201 in Mouza Laskarhat P.S. Tiljala, District 24 Parganas (South) in favour of (1) Sri Prem Chand Gupta, (2) Sri Om Prakash Gupta and (3) Sri Jai Prakash Gupta by executing a Deed of Conveyance on 1<sup>st</sup> September, 1982 which was registered in the office of the Sub-Registrar, Alipore and recorded in Book No. I, being Deed No. <sup>10316</sup>12317 for the year 1982.

**AND WHEREAS** said Sri Kamta Prasad Shaw, Sri Lalita Prasad Shaw, Sri Sant Prasad Shaw, Sri Phool Chand Shaw, Sri Mool Chand Shaw and Sri Lal Chand Shaw by virtue of aforesaid Deed of Conveyance became Joint Owners of 2 Cottahs, 8 Chittacks land. Being Plot No. "A" and mutated their names in the records of the Kolkata Municipal Corporation and the said plot of land was numbered as Premises No. 353, Laskarhat.

**AND WHEREAS** said Sri Debi Prasad Shaw, Sri Ganesh Prasad Shaw, Sri Naresh Prasad Shaw and Sri Suresh Prasad Shaw by virtue of aforesaid Deed of Conveyance became Joint Owners of 4 Cottahs land being Plot No. "D" and mutated their names in the records of the Kolkata Municipal Corporation and the said plot of land was numbered as 349 Laskarhat.

**AND WHEREAS** said Durga Devi, Sri Bikash Kumar Shaw by virtue of aforesaid Deed of Conveyance became Joint Owners of 1 Cottah, 8 Chittacks land being Plot No. "E" and mutated their names in the records of the Kolkata Municipal Corporation and the said plot of land was numbered as Premises No. 356 Laskarhat.

**AND WHEREAS** said Sri Deoraj Prasad Gupta, and Prithivi Raj Gupta by virtue of aforesaid Deed of Conveyance became Joint Owners of 3 Cottahs land being Plot No. "F" and mutated their names in the records of the Kolkata Municipal Corporation and the said plot of land was numbered as Premises No. 354 Laskarhat.

**AND WHEREAS** said Sri Lakhari Lal Barai and Sri Ashok Kumar Prasad by virtue of aforesaid Deed of Conveyance became Joint Owners of 2 Cottahs land being Plot No. "G" and mutated their names in the records of the Kolkata Municipal Corporation and the said plot of land was numbered as Premises No. 351 Laskarhat.

**AND WHEREAS** said Sri Hari Shaw, and Sri Jai Govind Prasad Gupta by virtue of aforesaid Deed of Conveyance became Joint Owners of 2 Cottahs land being Plot No. "J" and mutated their names in the records of the Kolkata Municipal Corporation and the said plot of land was numbered as Premises No. 352 Laskarhat.

**AND WHEREAS** said Sri Prem Chand Gupta, Sri OM Prakash Gupta and Jai Prakash Gupta by virtue of aforesaid Deed of Conveyance became Joint Owners of 2 Cottahs land being Plot No. "K" and mutated their names in the records of the Kolkata Municipal Corporation and the said plot of land was numbered as Premises No. 358 Laskarhat.

**AND WHEREAS** said Sri Kamta Prasad Shaw, Sri Lalita Prasad Shaw, Sri Sant Prasad Shaw, Sri Phool Chand Shaw, Sri Mool Chand Shaw and Sri Lal Chand Shaw, by executing a Deed of Conveyance sold, conveyed and transferred the said Plot of land being Plot No. "A" being ALL THAT piece and parcel of the Sali land measuring 2 Cottahs, 8 Chittacks be the same title more or less being the said Scheme Plot marked as "A" together with 12 Feet wide Common Passage situated in portion of C.S. and R.S. Dag Nos. 393, under R.S. Khatian No. 201 in Mouza Laskarhat P.S. Tiljala, District 24 Parganas (South) in favour of the Vendors and the Confirming Parties herein by executing a Deed of Conveyance on 9<sup>th</sup> February, 1996 which was registered before the

Additional District Sub-Registrar, Sealdah and recorded in Book No.1, Vol. No. 7, Pages- 248 to 258, being Deed No. 264 for the year 1996, details whereof are more fully and particularly mentioned in **SCHEDULE "A"** hereinafter written.

**AND WHEREAS** said Sri Debi Prasad Shaw, Sri Ganesh Prasad Shaw, Sri Naresh Prasad Shaw and Sri Suresh Prasad Shaw, by executing a Deed of Conveyance sold, conveyed and transferred the said Plot of land being Plot No. "D" being ALL THAT piece and parcel of the Sali land measuring 4 Cottahs be the same title more or less being the said Scheme Plot marked as "D" together with 12 Feet wide Common Passage situated in portion of C.S. and R.S. Dag Nos. 393, under R.S. Khatian No. 201 in Mouza Laskarhat P.S. Tiljala, District 24 Parganas (South) in favour of the Vendors and the Confirming Parties herein by executing a Deed of Conveyance on 13<sup>th</sup> February, 1996 which was registered before the Additional District Sub-Registrar, Sealdah and recorded in Book No.1, Vol. No. 8, Pages- 47 to 61, being Deed No. 289 for the year 1996, details whereof are more fully and particularly mentioned in **Schedule "B"** hereinafter written.

**AND WHEREAS** said Durga Devi and Sri Bikash Kumar Shaw, by executing a Deed of Conveyance sold, conveyed and transferred the said Plot of land being Plot No. "E" being ALL THAT piece and parcel of the Sali land measuring 1 Cottah, 8 Chittacks be the same title more or less being the said Scheme Plot marked as "E" together with 12 Feet wide Common Passage situated in portion of C.S. and R.S. Dag Nos. 393, under R.S. Khatian No. 201 in Mouza Laskarhat P.S. Tiljala, District 24 Parganas (South) in favour of the Vendors herein and the Confirming Parties herein by executing a Deed of Conveyance dated 28<sup>th</sup> February, 1996 which was registered before the Additional District Sub-Registrar, Sealdah and recorded in Book No.1, Vol. No. 36, Pages- 94 to 110, being Deed No. 1450 for the year 1996, details whereof are more fully and particularly mentioned in **SCHEDULE "C"** hereinafter written.

**AND WHEREAS** said Deo Raj Prasad Gupta and Sri Prithivi Prasad Gupta, by executing a Deed of Conveyance sold, conveyed and transferred the said Plot of land being Plot No. "F" being ALL THAT piece and parcel of the Sali land measuring 3 Cottahs, be the same title more or less being the said Scheme Plot marked as "F" together with 12 Feet wide Common Passage situated in portion of C.S. and R.S. Dag



Nos. 393, under R.S. Khatian No. 201 in Mouza Laskarhat P.S. Tijala, District 24 Parganas (South) in favour of the Vendors herein and the Confirming Parties herein by executing a Deed of Conveyance dated 9<sup>th</sup> February, 1996 which was registered before the Additional District Sub-Registrar, Sealdah and recorded in Book No. 1, Vol. No. 7, Pages- 259 to 274, being Deed No. 265 for the year 1996, details whereof are more fully and particularly mentioned in **SCHEDULE "D"** hereinafter written.

AND WHEREAS said Sri Lakhari Lal Barai and Sri Ashok Kumar Prasad, by executing a Deed of Conveyance sold, conveyed and transferred the said Plot of land being Plot No. "G" being ALL THAT piece and parcel of the Sali land measuring 2 Cottahs be the same title more or less being the said Scheme Plot marked as "G" together with 12 Feet wide Common Passage situated in portion of C.S. and R.S. Dag Nos. 393, under R.S. Khatian No. 201 in Mouza Laskarhat P.S. Tijala, District 24 Parganas (South) in favour of the Vendors herein and the Confirming Parties herein by executing a Deed of Conveyance dated 9<sup>th</sup> July, 1996 which was registered before the Additional District Sub-Registrar, Sealdah and recorded in Book No. 1, Vol. No. 84, Pages- 23 to 40 being Deed No. 3266 for the year 1996, details whereof are more fully and particularly mentioned in **Schedule "E"** hereinafter written.

AND WHEREAS said Sri Jai Govind Prasad Gupta by executing a Deed of Conveyance sold, conveyed and transferred the said Plot of land being Plot No. "J" being ALL THAT piece and parcel of the Sali land measuring 2 Cottahs be the same title more or less being the said Scheme Plot marked as "J" together with 12 Feet wide Common Passage situated in portion of C.S. and R.S. Dag Nos. 393, under R.S. Khatian No. 201 in Mouza Laskarhat P.S. Tijala, District 24 Parganas (South) in favour of the Vendors herein and the Confirming Parties herein by executing a Deed of Conveyance dated 29<sup>th</sup> August, 1996 which was registered before the Additional District Sub-Registrar, Sealdah and recorded in Book No. 1, Vol. No. 84, Pages- 77 to 96 being Deed No. 3269 for the year 1996, details whereof are more fully and particularly mentioned in **SCHEDULE "F"** hereinafter written. It is pertinent to mention that on the day of execution of the said Deed of Conveyance Hari Shaw since deceased was not available, but inadvertently in

the schedule of the said Deed, it was described as 2 Cottahs of land instead and place of  $\frac{1}{2}$  share of the said 2 Cottahs of land.

**AND WHEREAS** the said Hari Shaw being the Owner of the remaining  $\frac{1}{2}$  share of the property being ALL THAT piece and parcel of the Sali land measuring about 2 Cottahs be the same title more or less being the said Scheme Plot marked as "J" together with 12 Feet wide Common Passage situated in portion of C.S. and R.S. Dag Nos. 393, under R.S. Khatian No. 201 in Mouza Laskarhat P.S. Tiljala, District 24 Parganas (South) died intestate leaving behind his only son namely Sri Pratap Kumar Gupta and wife namely Smt. Usha Bharati, and they became joint owners of the said  $\frac{1}{2}$  share of the said property purchased by said Late Hari Prasad Shaw.

**AND WHEREAS** said Pratap Kumar Gupta and Smt. Usha Bharati by executing a Deed of Conveyance sold, conveyed and transferred the undivided  $\frac{1}{2}$  share in the said Plot of land being Plot No. "J" being ALL THAT piece and parcel of the Sali land measuring 1 Cottah be the same title more or less being the said Scheme Plot marked as "J" out of the said un-divided half share and interest of 2 Cottahs of land together with 12 Feet wide Common Passage situated in portion of C.S. and R.S. Dag Nos. 393, under R.S. Khatian No. 201 in Mouza Laskarhat P.S. Tiljala, District 24 Parganas (South) in favour of the Vendors herein and the Confirming Parties herein by executing a Deed of Conveyance dated 5<sup>th</sup> September, 1996 which was registered before the Additional District Sub-Registrar, Sealdah and recorded in Book No.1, Vol. No. 84, Pages- 59 to 76 being Deed No. 3268 for the year 1996, details whereof are more fully and particularly mentioned in **SCHEDULE "G"** hereinafter written.

**AND WHEREAS** said Prem Chand Gupta, Sri Om Prakash Gupta and Sri Jai Prakash Gupta by executing a Deed of Conveyance sold, conveyed and transferred the said Plot of land being Plot No. "K" being ALL THAT piece and parcel of the Sali land measuring 2 Cottahs be the same title more or less being the said Scheme Plot marked as "K" together with 12 Feet wide Common Passage situated in portion of C.S. and R.S. Dag Nos. 393, under R.S. Khatian No. 201 in Mouza Laskarhat P.S. Tiljala, District 24 Parganas (South) in favour of the Vendors herein and the Confirming Parties herein by executing a Deed of Conveyance dated 9<sup>th</sup> July, 1996 which was registered before the

Additional District Sub-Registrar, Sealdah and recorded in Book No.1, Vol. No. 84, Pages 41 to 58 being Deed No. 3267 for the year 1996, details whereof are more fully and particularly mentioned in Schedule "H" hereinafter written.

**AND WHEREAS** by virtue of the aforesaid Deed of Conveyances the Vendors and the Confirming Parties herein became Joint owners of the aforesaid plots of land out of which the Vendors herein became Owners of half share of the said un-divided plots of land being ALL THAT piece and parcel of the Sali land measuring 17 Cottahs be the same title more or less being the said Scheme Plot marked as "A", "D", "E", "F", "G", "J" and "K" respectively together with 12 Feet wide Common Passage in each plot situated in portion of C.S. and R.S. Dag Nos. 393, under R.S. Khatian No. 201 in Mouza Laskarhat P.S. Tiljala, District 24 Parganas (South) within the Kolkata Municipal Corporation Ward No. 107.

**AND WHEREAS** the Vendors herein entered into an Agreement for Sale dated 24.02.2007 with the Confirming Party No. 1 herein namely Sri Anil Tolasaria, who is also an undivided co-owner in the said lands for himself and also representing the other co-sharers being the Confirming Party No. 2 to 4 herein, under the terms as clearly mentioned therein, specially that the Vendors would sell and convey their undivided 50% share in "As is Where is Basis" with the full responsibility of the Marketability of Title of the said land being borne by the said Confirming Party along with all liabilities cost and responsibilities of rectification and restoration of value to any such persons as may be interested to Purchasers the said land in future as the Nominee of the said Anil Tolasaria, if found necessary.

**AND WHEREAS** the Purchasers being satisfied regarding the title of the said land particularly the ½ share of the Vendors herein being the said un-divided ½ share of the plots of land being ALL THAT piece and parcel of the Sali land measuring 17 Cottahs be the same title more or less being the said Scheme Plot marked as "A", "D", "E", "F", "G", "J" and "K" respectively together with 12 Feet wide Common Passage in each plot situated in portion of C.S. and R.S. Dag Nos. 393, under R.S. Khatian No. 201 in Mouza Laskarhat P.S. Tiljala, District 24 Parganas (South) within the Kolkata Municipal Corporation Ward No. 107, approached the Vendors and the Confirming Parties herein.

to purchase the shares of the Vendors and the Vendors agreed to sale their undivided 1/2 Shares to the Purchasers and the Confirming Parties herein agreed to confirm the said sale.

**AND WHEREAS** a copy of the said Agreement dated 24.02.2007 has been handed over to the Purchasers who acknowledge receipt of the same.

**AND WHEREAS** the Confirming Parties will be entitled to all Profit/Loss in the difference in value paid by his Nominees in comparison to that agreed to be paid to the Vendors vide the Agreement for Sale dated 24.02.2007.

**AND WHEREAS** the Confirming Parties upon being approached by the Purchasers have agreed to nominate them for the transfer of the undivided 1/2 share or interest in the piece and parcel of land measuring about 17 Cottahs at Premises No. 356, Laskarhat earlier known as portion of C.S. & R.S. Dag No. 393, R.S. Khatian No. 201, Mouza Laskarhat under P.S. Tollygaunge now Tihjala, in the District of 24 Parganas (South) as more fully and particularly described in the **SCHEDULE "I"** hereunder written and delineated in the map or plan annexed hereto bordered as "Red" for and/or at a consideration of a sum of 30,00,000/- (Rupees Thirty Lakhs ) only and the Vendors and the Confirming Parties doth hereby confirms the same.

**NOW THIS INDENTURE WITNESSETH** that in consideration of sum of Rs. 30,00,000/- (Rupees Thirty Lakhs only) being paid by the Purchasers to each of the Vendors herein with the consent of the Confirming Parties, on or before the execution of these presents by issuing separate cheques respectively (the receipt whereof each of the Vendors doth hereby acknowledge) the Vendors doth hereby convey, transfer, assign, and/or assure on to the Purchasers ALL THAT undivided 1/2 share in the undivided 1/2 share or interest in the land measuring about 17 Cottahs be the same a little or less being Premises No. 356, Laskarhat as more fully and particularly described in the **SCHEDULE "I"** hereunder written and hereinafter referred to as the said premises and **OR HOWSOEVER OTHERWISE** the said premises or any part thereof now are or is or heretofore were or was situated tenanted butted bound called known numbered described of distinguished and all other benefit and advantage of ancient and other rights all yards country-yards areas swears drains ways paths passages walls

waters, water courses, lights, rights, liberties, privileges, suffered to the contrary the Vendors are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises hereby granted, conveyed, transferred and sold or expressed so to be and every part thereof for a period and indefeasible estate of inheritance without any manner of condition of use, trust or other thing whatsoever to after defeat, encumber or make void the same **TO HAVE AND TO HOLD** the said land hereby granted, conveyed, transferred, assigned and assured or otherwise or expressed or intended so to be unto and to the use of the Purchaser absolutely and for ever AND THAT notwithstanding any such act, deed or thing whatsoever as aforesaid the Vendors hath now in themselves good right and full power to grant in respect of 1/2 share of the un-divided property of the said premises hereby granted or expressed so to be unto and to the use of the Purchaser(s) in manner aforesaid AND the Purchaser(s) shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said premises and receive the rents, issues and profits thereof without any eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors AND THAT the Purchaser(s) shall be free and clear and freely and clearly and absolutely discharged, saved, harmless and kept (indemnified of from) and against all estate and encumbrances by the Vendors and the Confirming Parties or any person or persons lawfully or equitably claiming under or in trust for the Vendors and the Confirming Parties AND THAT all rates, taxes, all other impositions and/or outgoings payable in respect of the said premises by the Vendors have been paid in full upto the date of these presents AND THAT the Vendors do not hold any excess vacant (and within the meaning of Urban Land (Ceiling and Regulation) Act, 1976 and the said premises or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976 AND THAT no certificate proceedings and/or notice of attachment has been instituted and/or levied and/or served under the Income Tax Act, 1961 AND THAT no notice has been served on the Vendors for the acquisition of the said premises or any part thereof under Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the Vendors have no knowledge or issue of any such notice or

notices under the above Acts and/or Rules for the time being in force affecting the said premises or any part thereof AND THAT the Vendors and the Confirming Parties have no knowledge as to any suit and/or proceeding being pending in any Court of Law affecting the said premises and/or any part thereof nor with their knowledge the same has been lying attached under any writ or attachment of any Court or Revenue Authority AND THAT they and all person or persons having or lawfully claiming any estate or interest in the said premises or any part thereof from under or in trust for the Vendors and the Confirming Parties shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the said premises and every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required AND it is further agreed that the original Title Deeds in respect of the Schedule Premises is lying with the Confirming Parties as detailed herein Schedule "A" to "I" hereunder and who shall retain the same being one of the Co-owners of the said Premises AND it being further agreed and understood that the said Confirming Parties shall cause to produce the original Title Deeds as mentioned in Schedule "A" to "I" hereunder upon being requisitioned by the Purchasers at the cost of the Purchasers for proving the title of the Purchasers.

**SCHEDULE "A" ABOVE REFERRED TO**

ALL THAT undivided 1/2 share of the piece and parcel of Sali land measuring 2 (Two) Cottahs, 8 (eight) Chittacks be the same a little more or less being the plot marked "A" of the said Scheme together with 12 (twelve) feet wide common passage lying and situate in a portion of C.S. and R.S.. Dag No.393, under R.S. Khatian No, 201, in Mouza Laskarhat, J.L. No. 11, under Touzi No. 145, Police Station Tiljala, at present lying within the local limits of Calcutta Municipal Corporation, Ward No. 107, being Premises No. 353, Laskarhat, District South 24 Parganas Sub-registry office at Sealdah with right to take Electric connection, Gas, Tap Water, Telephone etc. connections through the said 12' feet wide common passage together with all easement rights thereto.

**SCHEDULE "B" ABOVE REFERRED TO**

ALL THAT undivided  $\frac{1}{2}$  share of the piece and parcel of Sali land measuring 4 (Four) Cottahs be the same a little more or less being the plot marked "D" of the said Scheme together with 12 (twelve) feet wide common passage lying and situate in a portion of C.S. and R.S. Dag No. 393, under R.S. Khatian No. 201, in Mouza Laskarhat, J.L. No. 11, under Touzi No. 145, Police Station Tiljala, at present lying within the local limits of Calcutta Municipal Corporation, Ward No. 107, being Premises No. 349, Laskarhat, District South 24 Parganas Sub-registry office at Sealdah with right to take Electric connection, Gas, Tap Water, Telephone etc. connections through the said 12' feet wide common passage together with all easement rights thereto.

**SCHEDULE "C" ABOVE REFERRED TO**

ALL THAT undivided  $\frac{1}{2}$  share of the piece and parcel of Sali land measuring 1 (One) Cottahs, 8 Chittacks be the same a little more or less being the plot marked "E" of the said Scheme together with 12 (twelve) feet wide common passage lying and situate in a portion of C.S. and R.S. Dag No. 393, under R.S. Khatian No. 201, in Mouza Laskarhat, J.L. No. 11, under Touzi No. 145, Police Station Tiljala, at present lying within the local limits of Calcutta Municipal Corporation, Ward No. 107, being Premises No. 356, Laskarhat, District South 24 Parganas Sub-registry office at Sealdah with right to take Electric connection, Gas, Tap Water, Telephone etc. connections through the said 12' feet wide common passage together with all easement rights thereto.

**SCHEDULE "D" ABOVE REFERRED TO**

ALL THAT undivided  $\frac{1}{2}$  share of the piece and parcel of Sali land measuring 3 (two) Cottahs be the same a little more or less being the plot marked "F" of the said Scheme together with 12 (twelve) feet wide common passage lying and situate in a portion of C.S. and R.S. Dag No. 393, under P.S. R.S. Khatian No. 201, in Mouza Laskarhat, J.L. No. 11, under Touzi No. 145, Police Station Tiljala, at present lying within the local limits of Calcutta Municipal Corporation, Ward No. 107, being Premises No. 354, Laskarhat, District South 24 Parganas Sub-registry office at Sealdah with right to take Electric connection, Gas, Tap Water, Telephone etc. connections through the said 12' feet wide common passage together with all easement rights thereto.

**SCHEDULE "E" ABOVE REFERRED TO**

ALL THAT undivided  $\frac{1}{2}$  share of the piece and parcel of Sali land measuring 2( two) Cottahs be the same a little more or less being the plot marked "G" of the said Scheme together with 12 (twelve) feet wide common passage lying and situate in a portion of C.S. and R.S., Dag No. 393, under P.S. R.S. Khatian No. 201, in Mouza Laskarhat, J.L. No. 11, under Touzi No. 145, Police Station Tiljala, at present lying within the local limits of Calcutta Municipal Corporation, Ward No. 107, being Premises No. 351, Laskarhat, District South 24 Parganas Sub-registry office at Sealdah with right to take Electric connection, Gas, Tap Water, Telephone etc. connections through the said 12' feet wide common passage together with all easement rights thereto.

**SCHEDULE "F" ABOVE REFERRED TO**

ALL THAT undivided  $\frac{1}{2}$  share of the piece and parcel of Sali land measuring 2( Two) Cottahs be the same a little more or less being the plot marked "J" of the said Scheme together with 12 (twelve) feet wide common passage lying and situate in a portion of C.S. and R.S., Dag No. 393, under R.S. Khatian No. 201, in Mouza Laskarhat, J.L. No. 11, under Touzi No. 145, Police Station Tiljala, at present lying within the local limits of Calcutta Municipal Corporation, Ward No. 107, being Premises No. 352, Laskarhat, District South 24 Parganas Sub-registry office at Sealdah with right to take Electric connection, Gas, Tap Water, Telephone etc. connections through the said 12' feet wide common passage together with all easement rights thereto and the said land is delineated in the Map or Plan annexed hereto.

**SCHEDULE "G" ABOVE REFERRED TO**

ALL THAT undivided  $\frac{1}{2}$  share of the piece and parcel of Sali land measuring 2( two) Cottahs be the same a little more or less being the plot marked "K" of the said Scheme together with 12 (twelve) feet wide Common Passage lying and situate in a portion of C.S. and R.S., Dag No. 393, under P.S. R.S. Khatian No. 201, in Mouza Laskarhat, J.L. No. 11, under Touzi No. 145, Police Station Tiljala, at present lying within the local limits of Calcutta Municipal Corporation, Ward No. 107, being Premises No. 358, Laskarhat, District South 24 Parganas Sub-registry office at Sealdah with right to take Electric



connection, Gas, Tap Water, Telephone etc. connections through the said 12' feet wide common passage together with all easement rights thereto.

**SCHEDULE "H" ABOVE REFERRED TO**

ALL THAT undivided  $\frac{1}{2}$  share of the piece and parcel of Sali land measuring 1(One) Cottahs be the same a little more or less being the un-divided half of 2 Cottahs of land, being the plot marked "7" of the said Scheme together with 12 (twelve) feet wide common passage lying and situate in a portion of C.S. and R.S. Dag No.393, under R.S. Khatian No. 201, in Mouza Laskarhat, J.L. No. 11, under Touzi No. 145, Police Station Tiljala, at present lying within the local limits of Calcutta Municipal Corporation, Ward No. 107, being Premises No. 352, Laskarhat, District South 24 Parganas Sub-registry office at Sealdah with right to take Electric connection, Gas, Tap Water, Telephone etc. connections through the said 12' feet wide common passage together with all easement rights thereto.

**SCHEDULE "I" ABOVE REFERRED TO**

ALL THAT undivided  $\frac{1}{2}$  share of the total land being the piece and parcel of Sali land measuring 17 Cottahs be the same a little more or less being the said Scheme Plot marked as "A", "D", "E", "F", "G", "J" and "K" respectively together with 12 Feet wide Common Passage in each plot lying and situated at C.S. and R.S. Dag No.393, under R.S. Khatian No. 201, in Mouza Laskarhat, J.L. No. 11, under Touzi No. 145, Police Station Tiljala, at present lying within the local limits of Calcutta Municipal Corporation, Ward No. 107, being Premises No. 352, 358, 351, 354, 356, 349, 353,, Laskarhat, District South 24 Parganas Sub-registry office at Sealdah with right to take Electric connection, Gas, Tap Water, Telephone etc. connections through the said 12' feet wide common passage together with all easement rights thereto and the said land is delineated in the Map or Plan annexed hereto and depicted "Red" verge lines which is butted and bounded as follows :-

<b>On the North</b>	-	C.S.Dag NO 391, 392
<b>On the South</b>	-	Canal Road
<b>On the East</b>	-	Dag NO 392 Khatian NO 204
<b>On the West</b>	-	Road and Canal

IN WITNESS WHEREOF the parties hereto have 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 Kolkata in presence of

1. Saraswathi Bera  
#B, K.S. Roy Road  
Calcutta

2. Sopa Hotel Co.

SIGNED SEALED AND DELIVERED

By the Confirming Parties through their

Constituted Attorney at Kolkata

in the presence of

1. Saraswathi Bera

2. Sopa Hotel Co.

Jogdeep Majumdar

Aparajita Majumdar

Indeep Majumdar

N. K. Paul Majumdar

D. D. Talwar

D. D. Talwar  
as Atty of  
Rakesh Talwar  
Rishi Bose  
Paulan Bose

RECEIVED by the Vendor No. 1  
Joydeep Mazumder from the within named  
Purchasers the within mentioned sum  
of

Rs. 7,50,000/-

**MEMO OF CONSIDERATION**

By Cheque No. 549007 dated 19.04.2007 drawn on A.B.N-Amro  
Bank Brabourne Road Branch paid to Joydeep Mazumder being  
the First Vendor by Aakooti Vinimoy Private Ltd being the  
Purchaser No. 1 herein for a sum of

Rs. 3,75,000=00

By Cheque No. 555307 dated 19.04.2007 drawn on A.B.N-Amro  
Bank Brabourne Road Branch paid to Joydeep Mazumder being  
First by the First Vendor by Sun Club Vyapaar Pvt. Ltd  
being the Purchaser No. 2 herein for a sum of

Rs. 3,75,000=00

Rs. 7,50,000=00

**Total**

(Rupees Seven Lacs Fifty Thousand only)

WITNESS

1. *Saradendra Bha*

2. *Saradendra Bha*

*Joydeep Mazumder*

Signature of Joydeep Mazumder being  
the First Vendor

**RECEIVED** by the Vendor No. 2  
Aparajita Mazumdar from the within named  
Purchasers the within mentioned sum  
of

Rs. 7,50,000/-

**MEMO OF CONSIDERATION**

By Cheque No. 549008 dated 19.04.2007 drawn on A B N-Amro  
Bank Brabourne Road Branch paid to Aparajita Mazumdar being  
the Second Vendor by Aakooti Virimoy Private Ltd being the  
Purchaser No. 1 herein for a sum of

Rs. 3,75,000=00

By Cheque No. 555308 dated 19.04.2007 drawn on A B N-Amro  
Bank Brabourne Road Branch paid to Aparajita Mazumdar being  
First by the Second Vendor by Sun Club Vyapaar Pvt. Ltd  
being the Purchaser No. 2 herein for a sum of

Rs. 3,75,000=00

**Total**

Rs. 7,50,000=00

(Rupees Seven Lacs Fifty Thousand only)

WITNESS

1. *Saradindu Das*

2. *Soupar Handal*

*Aparajita Mazumdar*

Signature of Aparajita Mazumdar  
being the Second Vendor

RECEIVED by the Vendor No. 3  
Sudeep Mazumdar from the within named  
Purchasers the within mentioned sum  
of

Rs. 7,50,000/-

**MEMO OF CONSIDERATION**

By Cheque No. 549010 dated 19.04.2007 drawn on A B N-Amro  
Bank Brabourne Road Branch paid to Sudeep Mazumdar being  
the Third Vendor by Aakooli Vinimoy Private Ltd being the  
Purchaser No. 1 herein for a sum of

Rs. 3,75,000=00

By Cheque No. 555210 dated 19.04.2007 drawn on A B N-Amro  
Bank Brabourne Road Branch paid to Sudeep Mazumdar being  
First by the Third Vendor by Sun Club Vyapaar Pvt. Ltd  
being the Purchaser No. 2 herein for a sum of

Rs. 3,75,000=00

Rs. 7, 50,000=00

**Total**

(Rupees Seven Lacs Fifty Thousand only)

WITNESS

1. *Sahadudin Khan*

2. *Sonpur Hotel etc.*

*Sudeep Mazumdar*

Signature of Sudeep Mazumdar being  
the Third Vendor

RECEIVED by the Vendor No. 4  
 Nilothpaula Mazumdar from the within named  
 Purchasers, the within mentioned sum  
 of

Rs. 7,50,000/-

**MEMO OF CONSIDERATION**

By Cheque No. 549009 dated 19/04/2007 drawn on A B N-Amro  
 Bank Brabourne Road Branch paid to Nilothpaula Mazumdar being  
 the Fourth Vendor by Aakooti Vinimoy Private Ltd being the  
 Purchaser No. 1 herein for a sum of

Rs. 3,75,000=00

By Cheque No. 555309 dated 19/04/2007 drawn on A B N-Amro  
 Bank Brabourne Road Branch paid to Nilothpaula Mazumdar being  
 First by the Fourth Vendor by Sun Club Vyapaar Pvt. Ltd  
 being the Purchaser No. 2 herein for a sum of

Rs. 3,75,000=00

**Total****Rs. 7,50,000=00**

(Rupees Seven Lacs Fifty Thousand only)

-WITNESS

1. *Sivadana Bera*2. *Sapna Handal**Nilothpaula Mazumdar*Signature of Nilothpaula Mazumdar  
 being the Fourth Vendor

**SPECIMEN FORM FOR TEN FINGERPRINTS**

*Pradeep Kumar*

*Pradeep Kumar*

*Pradeep Kumar*



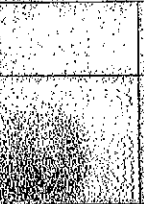
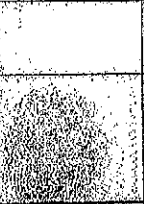

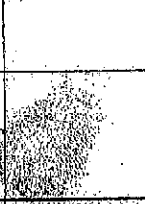




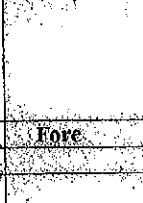
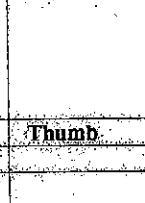


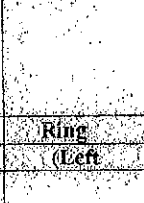
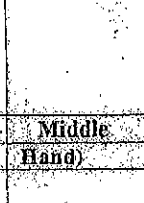
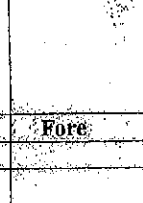
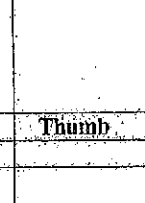

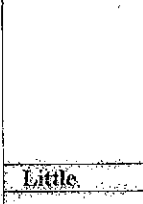
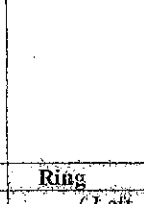
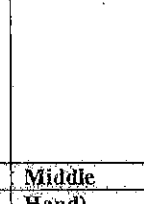
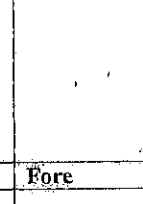
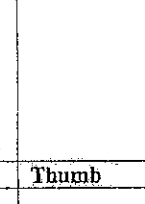
*Pradeep Kumar*

Signature of the Executants/ Presentants



Little	Ring	Middle	Fore	Thumb	
(Left Hand)					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
Little	Ring	Middle	Fore	Thumb	
(Left Hand)					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
Little	Ring	Middle	Fore	Thumb	
(Left Hand)					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
Little	Ring	Middle	Fore	Thumb	
(Left Hand)					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

**SPECIMEN FORM FOR TEN FINGERPRINTS**

SI No.	Signature of the Exccitants/ Presentants										
1											
							Little	Ring	Middle	Fore	Thumb
							(Left Hand)				
							Thumb	Fore	Middle	Ring	Little
							(Right Hand)				
2											
							Little	Ring	Middle	Fore	Thumb
							(Left Hand)				
							Thumb	Fore	Middle	Ring	Little
							(Right Hand)				
3											
							Little	Ring	Middle	Fore	Thumb
							(Left Hand)				
							Thumb	Fore	Middle	Ring	Little
							(Right Hand)				
4											
							Little	Ring	Middle	Fore	Thumb
							(Left Hand)				
							Thumb	Fore	Middle	Ring	Little
							(Right Hand)				

*Signature of the Exccitants/ Presentants*



Made on this the day 21<sup>st</sup> of April 2007

BETWEEN

JOYDEEP MAZUMDER & ORS

..... VENDORS

AND

AAKOOTI VINIMOY PVT. LTD & ORS

..... PURCHASERS

AND

ANIL TOLASARIA & ORS

..... CONFIRMING PARTIES

Registered in  
BOOK NO. 11027  
VOLUME NO. 4542  
PAGE NO. 2002  
DEED NO. 2002  
YEAR 2007

DEED OF CONVEYANCE



ADDITIONAL REGISTRAR OF ASSURANCES, KOLKATA

29/5/07



ADDITIONAL REGISTRAR OF ASSURANCES, KOLKATA

Mr. SUBHAS BHATTACHARYYA  
ADVOCATE  
7B, KIRAN SANKAR ROY ROAD  
1<sup>st</sup> FLOOR, CALCUTTA - 700 001

Scanned  
29/5/07