



P-05288

1142 (1)

E-01606/06

20-12-05

M/V = 8650241

048B 092401

Estimated 50% per centum Stamp duty rate 5%  
No. 4221 P.T. Dt. Hyderabad and also Regn. No.  
Vide G.O. No. 1000/2005  
Dt. 13/3/06

Handwritten notes and signatures in the center of the page, including the name 'N. Pradyumna Baidya' and the date '13-03-06'. There are also some illegible scribbles and numbers.

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE is made on this the 14<sup>th</sup> day of December in the Christian Era of TWO THOUSAND FIVE.

**BETWEEN**

SMT. CHANDRABATI NASKAR BAIDYA, Wife of Shri Joydeb Naskar Baidya, by Nationality Indian, by Religion Hinduism, by Occupation House-hold-Duty, residing at Village - Chaik-Raju-Molla, Police Station - Bishnupur, District South - 24-Parganas, in the State of West Bengal.



Handwritten notes on the left side, including '2 fees', 'A 726', and '13-03-06'.

11/5/17

14/12/15

Oval Developers Pvt Ltd  
(5, Sakurba Rd 101)

15000

~~14/12/15~~  
11/5/17



10000 x 3 = 45000

10000 x 3 = 30000

10 11 10

45000

~~11/5/17~~  
~~14/12/15~~  
~~10000 x 3 = 45000~~  
~~10000 x 3 = 30000~~  
~~10 11 10~~  
~~45000~~  
Chandra Bhat  
Bridges

Chandra Bhat  
Bridges

Jaydel Bridges

Chakravarthi

for printing

10/11/10

11/5/17

14/12/15

10000 x 3 = 45000  
10000 x 3 = 30000  
10 11 10  
45000



Signature

Debasish Bhat

Jaydel Bridges

vill - Chakravarthi

for printing

10/11/10

11/5/17

Debasish Bhat  
S/O Late Jaydel Bridges  
vill - Chakravarthi,  
PO - Pakhal, PS - Bishkulpur  
Dist. T.Y Pgs. (3)

Signature





04BB 092402

hereinafter called and referred to as the "V E N D O R" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

M/S. OVAL DEVELOPERS PRIVATE LIMITED, a Private Limited Company incorporated under the Indian Companies Act, 1956 represented by its one of the Directors, namely MR. NIRMAL K. SHAH, having its registered office at 4<sup>th</sup> Floor of 15, Brabourne Road, Police Station - Hare Street, Kolkata - 700 001, hereinafter called and referred to as the "P U R C H A S E R" (which expression shall unless otherwise repugnant to the context be deemed to mean and include its successors, administrators, legal representatives and assigns) of the OTHER PART.



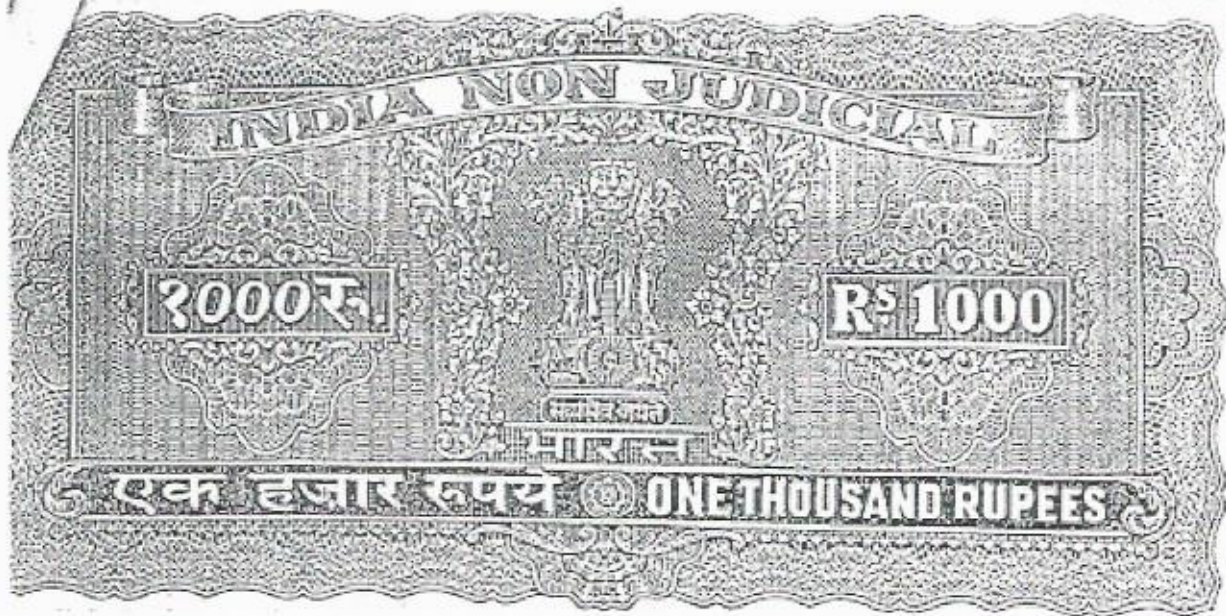


04BB 092403

WHEREAS the Vendor herein has owned a piece and parcel of Sali land measuring 32 Decimals comprised in R. S. Dag No. 1 appertaining to R. S. Khatian No. 54 of Mouza Sarmaster-Chalk, J. L. No. 17, District Collectorate Touzi No. 351B, Pargana Megura, R. S. No. \_\_\_\_\_ within the jurisdiction of Additional District Sub-Registration Office at Bishnupur, Police Station Bishnupur, District South 24-Parganas by virtue of a registered Deed of Conveyance being No. 8328 for the year 1963 purchased from one Shri Ajit Kumar Roy, son of Late Bhuban Chandra Roy, resident of Village Chalk-Raju-Molla, Police Station Bishnupur, District the then 24-Parganas which had been registered in the office of the then Sub-Registrar of Bishnupur on 14<sup>th</sup> August, 1963 and recorded in Book No. 1, Volume No. 76, Pages from 133 to 134 therein free from all encumbrances.

8328/1963





Be it mention here that the aforementioned piece of Sali land was earlier owned by one Joydeb Naskar alias Joydeb Baidya who sold out the said entire land measuring 32 Decimals in favour of Shri Ajit Kumar Roy, the earlier Vendor by virtue of a registered Deed of Conveyance being No. 5183 for the year 1957 registered in the Office the then Sub-Registrar of Bishnupur on 19<sup>th</sup> July, 1957.

5183 / 1957

AND WHEREAS thus the Vendor herein seized and possessed of otherwise well and sufficiently entitled in respect of the aforementioned piece and parcel of revenue paying collectorate Sali land free from all encumbrances and got recorded the same with the Records and Right in her name which recorded in L. R. Krishi Khatian No. 44 and by paying the revenue to the Government Authority regularly holding, enjoying and possessing the said schedule mentioned land free from all





encumbrances, charges, liens, lispendences, attachments, liberties and free from acquisition or requisition by the Government in any scheme, act, provisions etc. the Vendor herein is holding good and peaceful and marketable title thereof in law.

AND WHEREAS due to financial crisis for the legal necessities, the Vendor herein decided, agreed and announced to sell out her aforementioned entire revenue paying collectorate schedule of Sali land measuring an area of 32 (Thirty-two) Decimals corresponding to 19 (Nineteen) Cottahs 5 Chittaks 31 Square Feet, be the same a little more or less comprised in R. S. Dag No. 1 appertaining to R. S. Khatian No. 54 and thereafter recorded in L. R. Krishi Khatian No. 44 at Mouza Sarmaster Chalk, within Daulatpur Anchal Panchayet, J. L. No. 17, District Collectorate Touzi No. 351-B, Pargana Magura, Revenue Survey No. \_\_\_\_\_ within the jurisdiction of Additional District Sub-





Registration Office at Bishnupur, Police Station Bishnupur, District South 24-Parganas more fully described in the Schedule hereunder written, and in response to such intention of the Vendor herein, knowing from a reliable source, the Purchaser hereto, proposed and agreed to purchase the said entire schedule of Sali land measuring an area of 32 (thirty-two) Decimals corresponding to 19 (Nineteen) Cottahs 5 Chittaks 31 Square Feet, be the same a little more or less, and after a thorough discussion, searching, bargaining well, the satisfactory marketable Sell Price/Consideration amount in respect of transfer of the said schedule mentioned entire land by way of sell has been settled and fixed at Rs. 8,00,000/- (Rupees Eight lakhs) only in between the Vendor and the Purchaser herein, and understanding well and satisfied with the aforementioned Sell Price/Consideration amount as the satisfactory highest present marketable price/consideration in respect of transfer of the said entire schedule of land by way of sell, the Vendor

Via



INDIA NON JUDICIAL

10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

04AA 537921

herein has accepted the proposal of the Purchaser to have the transaction of sell in respect of the said schedule mentioned entire land to the Purchaser, as settled/fixed between themselves, the Vendor hereto has received and acknowledge the receipt of acceptance of the aforementioned total sell/consideration money from the Purchaser herein on or before the execution and registration of this Deed of Conveyance in respect of transfer of the schedule mentioned entire land by way of sell in favour of the Purchaser hereto as per Memo of Consideration written hereunder.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the said agreement and in consideration of Rs. 8,00,000/- (Rupees

Handwritten notes and signatures in the bottom left corner.





Eight lakhs) only paid by the Purchaser to the Vendor herein in respect of final and total Sell/Consideration money of the schedule mentioned entire land written hereunder on or before the execution and registration of these presents, the receipt whereof the Vendor doth hereby admit, acknowledge and confirm as per Memo of Consideration, hereunder written well and the Vendor hereto doth hereby forever release, acquit, exonerate, discharge, sell, transfer, convey, assign and dispose of ALL THAT piece and parcel of Sali land measuring 32 (Thirty-two) Decimals corresponding to 19 (Nineteen) Cottahs 5 Chittaks 31 Square Feet, be the same a little more or less, comprised in R. S. Dag No. 1 appertaining to R. S. Khatian No. 54 and L. R. Krishi Khatian No. 44 at Mouza Sarfmaster-Chalk, within Daulatpur Anchal Panchayat, J. L. No. 17, District Collectorate Touzi No. 351-B, Pargana Magura, Revenue Survey No. \_\_\_\_\_ within the jurisdiction of Additional District Sub-Registration Office at Bishnupur and District Registration Office at Alipore, Police Station Bishnupur, District South 24-Parganas, free from all encumbrances, liens, lispendences, appurtenances, along with all easement rights including user right of the common passage for free ingress and egress to and from the Schedule land, more fully and particularly described in the Schedule hereunder written.

AND the Vendor hereto further doth hereby grant, convey, sell, transfer, assign, assure and dispose of absolute right, title, possession authority and interest unto and in favour of the Purchaser hereto ALL THAT the aforesaid piece and parcel of Sali land measuring 32 (Thirty-two) Decimals corresponding to 19 (Nineteen) Cottahs 5 Chittaks 31 Square Feet, be the same a little more or less, as aforesaid, free from all encumbrances, liens, lispendences, liberties, appurtenances



7

TOGETHER WITH all easement rights, privileges in any pertaining to the said landed property belonged to the estate right, title, possession, interest, authority, claims, demands and charges whatsoever unto and upon the said schedule of land which is free from all encumbrances, acquisition, requisition and/or vested under any scheme of the State Government, claims and demands whatsoever as aforesaid free from all obstructions, charges, claims, demands etc. of the schedule of land thus purchased by the Purchaser hereto and the Purchaser shall have every right, authority, power, interest, possession and claim to sell, convey, gift, lease, hypothecate, mortgage, assign, assure, transfer, dispose of the schedule of land herein below mentioned and thus purchased by the Purchaser hereunder written in the Schedule well to any person or persons in any manner whatsoever.

THAT the Vendor hereto covenant hereby that NOTWITHSTANDING anything hereto before done or suffered to the contrary the Vendor has good and absolute right, title, possession, interest, claims, authority and power to enjoy the schedule mentioned land hereunder written well free from all encumbrances, charges, liens, dispendences, claims, demands, disputes whatsoever more fully and particularly described in the schedule hereunder written and have all rights, privileges and appurtenances thereunto belonging and the same was never vested or were under any scheme of acquisition or requisition by the Government in any act, rules, provisions or bye laws which is hereby sold, conveyed, and transferred unto and in favour of the Purchaser hereto by the Vendor herein and the Vendor has not done or knowingly suffered against any losses, disputes or damages whereby for that the schedule



mentioned landed properties may be encumbered, stake, affected or impeached in estate, title or otherwise.

THAT the Vendor hereto shall and will at all times indemnify and keep indemnified and harmless the Purchaser herein against all claims, demands, objections whatsoever in respect of the schedule mentioned lands hereby sold, conveyed, transferred, assured, assigned and disposed of and make good unto and in favour of the Purchaser hereto from all losses, damages, costs and expenses that may be accrued or be incurred by reasons of any defect, deficiency that may be found or detected in right, title, interest, possession, easement rights of the schedule of lands and for granting the same right.

THAT the Purchaser hereto shall henceforth peacefully and quietly hold, possess and enjoy the rents, issues and profits desirably from and out of the said purchased schedule of land without hindrances, interruption or disturbances from or by the Vendor or any other person or persons claiming through or under entrust for the Vendor without any lawful act, hindrances and interruption or disturbances by any other person or persons whatsoever.

THAT all the rents, revenues and other impositions payable in respect of the schedule of lands hereby sold, have been fully paid by the Vendor and if any portion of such be found to have been remained unpaid for the period into the date thereof, the same shall be decreed to be the liability of the Vendor and releasable from the Vendor herein.



THAT the Vendor hereby promised and assured that the Vendor shall at all times do and execute at the costs and expenses of the Purchaser all such further acts, deeds, things and assurances as may be reasonably required by the Purchaser for the better or further effecting and assuring the conveyance hereby sold and conveyed.

SCHEDULE OF LAND AS REFERRED TO ABOVE

ALL THAT piece and parcel of Revenue Paying Collectorate Sali land measuring an area of 32 (Thirty-two) Decimals corresponding to 19 (Nineteen) Cottahs 5 Chittaks 31 Square Feet, be the same a little more or less, comprised in R. S. Dag No. 1 appertaining to R. S. Khatian No. 54 and L. R. Krishi Khatian No. 44 at Mouza Sarmaster-Chalk under Daulatpur Ahchal Panchayet, J. L. No. 17, District Collectorate Touzi No. 351-B, Pargana Magura, Revenue Survey No. \_\_\_\_\_ within the jurisdiction of the Additional District Sub-Registration Office at Bishnupur and District Registration Office at Alipore, Police Station - Bishnupur, District - South 24-Parganas in the State of West Bengal, free from all encumbrances, liens, dependencies, appurtenances along with all easement rights including user right of common passage for free ingress and egress to and from the schedule land and the same is further further more fully and clearly shown in the sketched Map or Plan annexed herewith delineated with RED Border Line which shall deemed to be the part and parcel of this Deed of Conveyance of which rent is to be paid to the District Collectorate, South 24-Parganas at Alipore in favour of the Office of the Government of the State of West Bengal @ Rs/ 06/- (Rupees Six) only per annum and the same is butted and bounded in the following manner :



ON THE NORTH : Land of R. S. Dag No. 502 (High Breed)

ON THE SOUTH : Land of R. S. Dag No. 3

ON THE EAST : Land of R. S. Dag No. 2

ON THE WEST : Land of R. S. Dag No. 3

IN WITNESS WHEREOF the Vendor and the Purchaser hereto have set and subscribed their respective hands and signature hereunto in presence of the following witnesses, the day, month and year first written above.

SIGNED, SEALED AND DELIVERED

at Alipore, Kolkata - 700 027

in presence of :

1.

\_\_\_\_\_  
SIGNATURE OF THE VENDOR

2.

\_\_\_\_\_  
SIGNATURE OF THE PURCHASER



*[Faint handwritten notes and signatures in the bottom left corner]*

MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of Rs. 8,00,000/- (Rupees Eight lakhs) only on this day as full and final consideration morney of the schedule mentioned land sold by this Deed of Conveyance in the following manner :

By Banker's Cheque No. 053667 dated

14.12.2005, drawn in favour of

"Chandrabati Baidya", on Bharat

Overseas Bank Ltd.

: Rs. 8,00,000.00

: Rs. 8,00,000.00

(RUPEES EIGHT LAKHS) ONLY

WITNESSES:

- i. Debaraj Baidya  
S/o Late Jaydeb Baidya  
vill- Chakrajumilla, PO-Paitan  
P.S. - Paitan, Dist. Puri, 751 015

ଅକ୍ଷୟ 2.8.2007 ମସିହା ମୁଦ୍ରିତ ହେଉଛି  
 ଶ୍ରୀ ଅକ୍ଷୟ 2.8.2007 ମସିହା ମୁଦ୍ରିତ ହେଉଛି  
 ଅକ୍ଷୟ 2.8.2007 ମସିହା ମୁଦ୍ରିତ ହେଉଛି  
 Drafted by me :  
 Tapan Chandra Baidya  
 Criminal Court Khat 27.

ଅକ୍ଷୟ 2.8.2007 ମସିହା ମୁଦ୍ରିତ ହେଉଛି  
SIGNATURE OF THE VENDOR



Typed by :  
 Badi Mukherjee  
 Criminal Court Khat 27.  
 Typist. Khat 27.

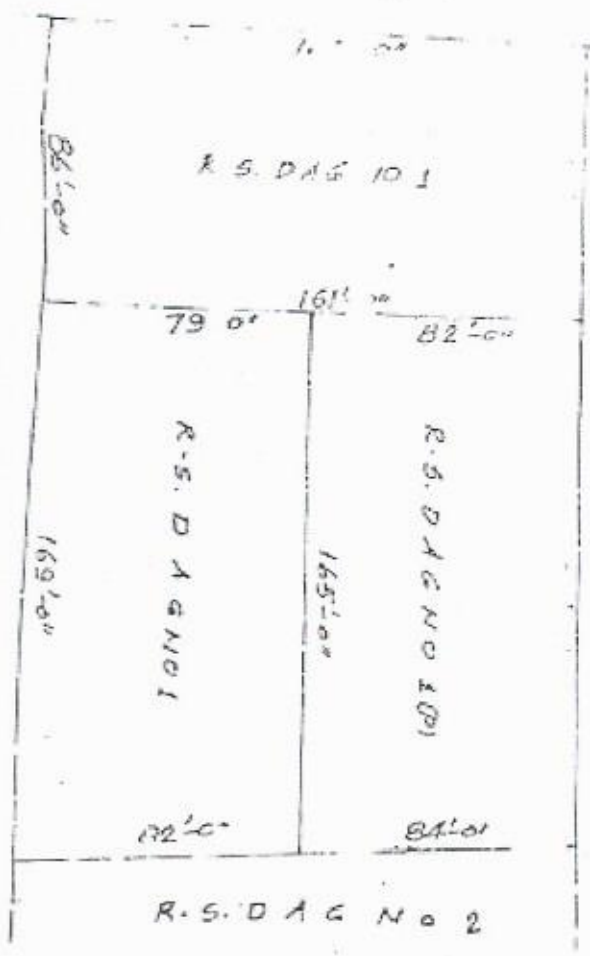
21/11/2008

R.S. KH NO 54. L.R. KH NO 44 PART OF R.S. DAG NO 1  
OF AREA - 32 DEC. (19K. 5CY-31') AS PER RECORD BUT AS PER -  
MOUZA MAP AREA - 31 DEC (18K. 12CH. 27'SFT. MORE OR LESS)  
P.S. BISHNU PUR. DIST. 24(DGSI) SCALE 1" = 50' 0" SHOWN BY RED LINE



HANIS PUXURIA MOUZA

BANA GRAM : MUZA



3

WITNESSES  
NARAIK ALI MULLA  
REGD. NO. 12/118  
11/11/2008

SIGN. OF VENDOR'S

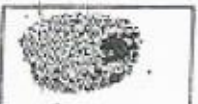
Passport Photo With Signature



Little finger of Left hand



Ring finger of Left hand



Middle finger of Left hand



Fore finger of Left hand



Thumb of Left hand



Thumb of Right hand



Fore finger of Right hand



Middle finger of Right hand



Ring finger of Right hand



Little finger of Right hand

*Amrita Developers*

Attested the finger prints

Signature

Little finger of Left hand



Ring finger of Left hand



Middle finger of Left hand



Fore finger of Left hand



Thumb of Left hand



Thumb of Right hand



Fore finger of Right hand



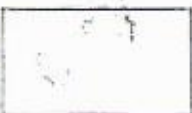
Middle finger of Right hand



Ring finger of Right hand



Little finger of Right hand



OVAL DEVELOPERS PVT. LTD.

Attested the finger prints

*Nohak*  
Signature Director





BANIGRAM MOUZA

DEVELOPER  
S. S. Saha  
N. S. MULLA  
REGISTRATION & SURVEY  
NO. 114/2000  
DATE 21/11/2000  
P. S. BISHNU PUR  
DIST. 24 PGS (S)  
SCALE 1" = 50.00' SHOWN BY RED LINE

AT MOUZA BANIGRAM MOUZA  
SITE PLAN  
REGISTERED CHAK. J.L. NO 17 R.S. NO 327  
R.S. KH. NO 54 R.KH. NO 60 PART OF R.S. DAG NO 1  
OF AREA 32 DEC (19K. SCH. 31) AS PER RECORD BUT AS PER  
MOUZA MAP AREA 31 DEC (18K-18 CH. 21 SIT MORE OR LESS)  
P.S. BISHNU PUR. DIST. 24 PGS (S). SCALE 1" = 50.00' SHOWN BY RED LINE

HANS PUKURIA MOUZA



Signature

Signature



MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of Rs. 8,00,000/- (Rupees Eight lakhs) only on this day as full and final consideration money of the schedule mentioned land sold by this Deed of Conveyance in the following manner :

By Banker's Cheque No. 053667 dated 14.12.2005, drawn in favour of "Chandrabati Baidya", on Bharat Overseas Bank Ltd.

: Rs. 8,00,000.00

: Rs. 8,00,000.00

(RUPEES EIGHT LAKHS) ONLY

WITNESSES:

1. Debaraj Baidya  
S/o Late Sanjay Baidya  
Vill - Chakrojamma, PO - Pailan,  
P.S. - Bishnupur, 24 P.S. (S)

ନିମ୍ନଲିଖିତ ୨ ଜଣଙ୍କ ଦ୍ୱାରା  
 ଉପରୋକ୍ତ ଡ୍ରାଫ୍ଟ  
 ଡ୍ରାଫ୍ଟ ନଂ ୦୫୩୬୬୭  
 ତାରିଖ ୧୪/୧୨/୦୫

ପ୍ରଦାନକାରୀଙ୍କ ଦସ୍ତଖତ  
SIGNATURE OF THE VENDOR

Drafted by me :

Jagan Chandra Baidya  
Advocate  
Criminal Court Kat-27.

Typed by :

Bapi Mukherjee  
Advocate  
Criminal Court  
Kat-27.  
Typist.

0660246  
3901

- Bishnupur, District South -



Handwritten notes and numbers:  
90  
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26.6.6



Handwritten signature and date:  
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REGISTRATION ACT 1908  
REGISTRATION ACT 1908



Handwritten signature and circular official stamp.