

P-0359A M-5 I-01581/06



3/8/05  
 235

MV = 340987

18010  
 2344  
 32.891  
 28  
 33281

0288 786491

DEED OF CONVEYANCE

REGISTERED UNDER SECTION 17(2) of REGISTRATION ACT 1956  
 10/3/06

THIS DEED OF CONVEYANCE made on this the 23rd day of August in the Christian Era of TWO THOUSAND FIVE BETWEEN  
 (1) HASHEM ALI KHAN, (2) OSMAN ALI KHAN, (3) KASHEM ALI KHAN and (4) QUDDIS ALI KHAN, all sons of late Bakkar Ali Khan, by Nationality - Indian, by Religion - Islam, by Occupation - Cultivation and residing at Village - Sarmaster Chalk, Police Station - Bishnupur, District - South 24-Parganas, West Bengal, hereinafter all are collectively called and referred to as the "V E N D O R S" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the ONE

A-225  
 10-03-06



For Amitis Developers LLP

PAGE

Authorised Signatory

1230  
 H-A-10  
 15-2-74

10/3/06

2457 (5) of 2005  
 Civil Developments Ltd.  
 15 Barkhurdar Rd  
 15000/-

*[Handwritten signature]*  
 01/08/2005



H. D. ...  
 2457 (5) 15000/-  
 3000/-  
 10/-  
 18010/-

- 1) Hasem Khan
- 2) ~~Hasem Khan~~
- 3) ~~Hasem Khan~~
- 4) ~~Hasem Khan~~
- 5) ~~Hasem Khan~~
- 6) ~~Hasem Khan~~
- 7) ~~Hasem Khan~~
- 8) ~~Hasem Khan~~
- 9) ~~Hasem Khan~~
- 10) ~~Hasem Khan~~

**DISTRICT SUB-REGISTRAR II  
 & REGISTRAR U/B 7 (2) OF  
 REGISTRATION ACT 1908**

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 4740

*[Handwritten signature]*  
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*[Handwritten signature]*  
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(5) 2457 (5) of 2005

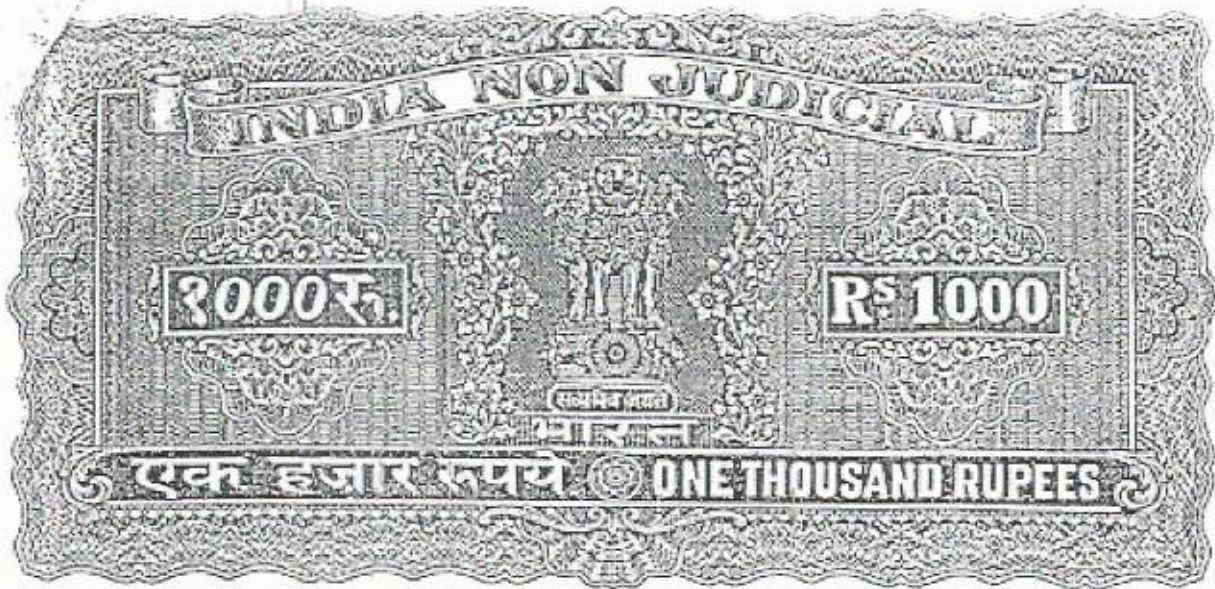
*[Handwritten signature]*

*[Handwritten signature]*  
 D. K. ...

For Civil Developments LLP  
*[Handwritten signature]*



**DISTRICT SUB-REGISTRAR II  
 & REGISTRAR U/B 7 (2) OF  
 REGISTRATION ACT 1908**




- 2 -

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. TUSHAR JHUNJHUNWALA, having its registered office at 4<sup>th</sup> Floor, 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.

For Amits Developers LLP


  
 Authorized Signatory




- 3 -

WHEREAS the Vendors herein are collectively seized and possessed the piece of Revenue Paying Sali land measuring an area of 16 (Sixteen) Decimals be the same a little more or less, comprised in R. S. Dag No. 420 and Part of R. S. Dag No. 499 appertaining to R. S. Khatian No. 33 and present L. R. Krishi Khatian No. 499 at Mouza - Banagram within Banagram Anchal Panchayct, J. L. No. 16, District Collectorate Touzi Nos. 3, 4, 5, Pargana - Khaspur, Revenue Survey No. 30 under the jurisdiction of Additional District Sub-Registration Office at Bishnupur, Police Station - Bishnupur, District - South 24-Parganas by way of inheritance since demises of their father late Bakkar Ali Khan, son of late Fakir Ali Khan, as legal survivors in accordance with Hanafi Law of

For Amitis Developers LLP


 Authorised Signatory

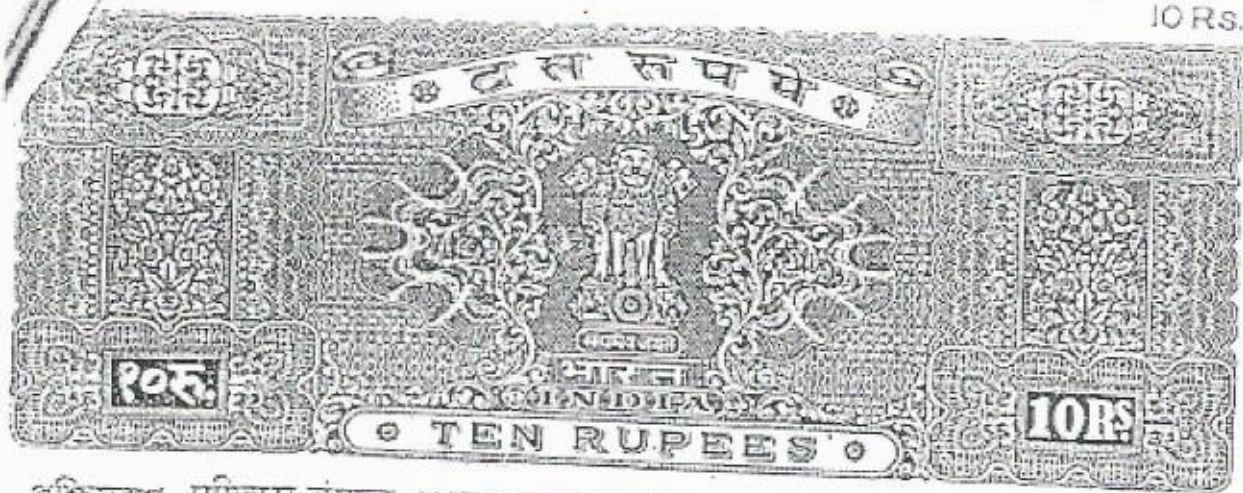



- 4 -

Succession & Inheritance for Sunni Mohammedan and the same mutated with the Government Authority, got their respective names recorded with the Record of Rights as its sole and absolute joint owners, paying the revenue for the same to the Government Authority regularly, free from all encumbrances which is still now in their sole possession and enjoyment as undivided joint property along with all easement rights, which neither under any scheme of acquisition or requisition and/or vested by the State Government in any act, rules, provisions, earlier or at present and for all reasonable questions holding good and marketable title thereof by the Vendors herein.

For Amitis Developers LLP

  
 Authorized Signatory

पश्चिम बंगाल WEST BENGAL

01AA 572986

- 5 -

AND WHEREAS due to financial crisis for each of their legal necessities, the Vendors herein have collectively decided and mutually agreed and announced to sell out their aforementioned Revenue Paying Sali land measuring an area of 16 (Sixteen) Decimals, be the same a little more or less, comprised in R. S. Dag No. 420 and Part of R. S. Dag No. 499 appertaining to R. S. Khatian No. 33 and L. R. Krishi Khatian No. 499 at Mouza - Banagram within Banagram Anchal Panchayet, J. L. No. 16, District Collectorate Touzi Nos. 3, 4, 5, Pargana - Khaspur, Revenue Survey No. 30 under 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, free from all encumbrances, charges, liens, lispendences,

For Amitis Developers LLP

Authorised Signatory



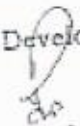
attachments and acquisition or requisition and/or vested by the Government under any scheme, acts, rules, provisions or bye-laws and for all reasonable questions, the Vendors herein holding good and marketable title thereto in law and in response to such intention of the Vendors herein, the Purchaser proposed and agreed to purchase the said entire piece of land and after a thorough discussion, searching, bargaining well the satisfactory marketable title and sell price/consideration of the said schedule mentioned land, has been fixed or settled at Rs. 3,00,000/- (Rupees Three Lakhs) only by and between the Vendors and the Purchaser herein, and whereas understanding and satisfied well with the sell price/consideration amount, as settled aforesaid, as the highest marketable sell price/consideration, the Vendors herein have accepted the proposal of the Purchaser herein to purchase the aforementioned schedule of land from them, the Vendors, and the Vendors have received and acknowledged the receipt of the aforesaid total consideration money from the Purchaser herein on or before the execution and registration of this Deed of Conveyance in favour of the Purchaser in respect of the sell of the schedule mentioned entire land 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. 3,00,000/- (Rupees Three Lakhs) only paid by the Purchaser to the Vendors hereto in

For Amitis Developers LLP  
24/5  
Authorised Signatory



respect of the total sell consideration price of the schedule mentioned land hereunder written on or before the execution of these presents, the receipt whereof the Vendors doth hereby admit, acknowledge and confirm as per Memo of Consideration, hereunder written well and the Vendors hereto doth hereby forever release, acquire, exonerate, discharge, sell, transfer, convey, assign and dispose of ALL THAT piece and parcel of Revenue Paying Sali land measuring an area of 16 (Sixteen) Decimals corresponding to 9 (Nine) Cottahs 11 (Eleven) Chittaks, be the same a little more or less, comprised in R. S. Dag No. 420 and Part of R. S. Dag No. 499 appertaining to R. S. Khatian No. 33 and present L. R. Krishi Khatian No. 499 at Mouza - Banagram within Banagram Anchal Panchayet, J. L. No. 16, District Collectorate Touzi Nos. 3, 4, 5, Pargana - Khaspur, Revenue Survey No. 30 under the jurisdiction of Additional District Sub-Registration Office at Bishnupur, Police Station - Bishnupur, District - South 24-Parganas free from all encumbrances, liens, lispendences, charges, attachments, appurtenances along with all easement rights including the user right of common passage for free ingress and egress to and from the scheduled land, more fully and particularly described in the Schedule hereunder written.

For Amitis Developers LLP  
  
Authorised Signatory





AND the Vendors hereto collectively and jointly further DOETH HEREBY grant, convey, sell, transfer, assign, assure and dispose of absolute right, title, possession and interest unto and in favour of the Purchaser hereto in respect of ALL THAT the aforesaid Revenue Paying Sali land measuring an area of 16 (Sixteen) Decimals corresponding to 9 (Nine) Cottahs 11 (Eleven) Chittaks, be the same a little more or less free from all encumbrances, liens, charges, dependencies, liberties, appurtenances along with all easement rights, privileges in any pertaining to the aforesaid landed property, belonged to the estate, right, title, possession, interest, claims, demands and charges whatsoever unto and upon the aforesaid schedule of land which is free from all encumbrances, acquisition or requisition and/or vested under any scheme of the Government, claim and demand whatsoever TO HAVE AND TO HOLD the same absolutely in the manner as aforesaid free from all encumbrances, obstructions, charges, claims, demands etc. of the schedule mentioned 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 hereinbelow thus purchased by the Purchaser hereunder written in the Schedule of land well to any person or persons in any manner whatsoever.

For Amitis Developers

Authorised Signatory



THAT the Vendors hereto covenant hereby that NOTWITHSTANDING anything heretobefore done or suffered to the contrary the Vendors have good and absolute right, title, possession, interest, claims and authority to enjoy the schedule mentioned land hereunder written well free from all encumbrances, charges, liens, lispendences, claims, demands, or 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 Vendors herein and the Vendors have 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 Vendors hereto shall and will at all times indemnify and keep indemnified and harmless the Purchaser against all claims, demands, objections whatsoever in respect of the schedule mentioned land 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

For Amitis Developers LLP

Authorised Signatory



reason of any defect, deficiency that may be found or detected in right, title, interest, possession, easement rights of the schedule of landed property 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 Vendors or any other person or persons claiming through or under entrust for the Vendors without any lawful let, hindrances and interruption or disturbances from or by the Vendors or any other person or persons claiming through or under entrust for the Vendors without any lawful let, hindrances and interruption or disturbances by any other person or persons whatsoever.

THAT all the rents and revenues and other impositions payable in respect of the schedule of lands hereby sold have been fully paid by the Vendors 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 Vendors and realisable from the Vendors.

THAT the Vendors hereby promised and assured that the Vendors shall at all times do and execute at the costs and expenses of the Purchaser

For Amitis Developers LLP

Authorised Signatory



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 Sali land measuring an area of 16 (Sixteen) Decimals corresponding to 9 (Nine) Cottahs 11 (Eleven) Chittaks, be the same a little more or less comprised in R. S. Dag No. 420 and Part of R. S. Dag No. 499 appertaining to R. S. Khatian No. 33 and present L. R. Krishi Khatian No. 499 at Mouza - Banagram within Banagram Anchal Panchayet, J. L. No. 16, District Collectorate Touzi Nos. 3, 4, 5, Pargana - Khaspur, Revenue Survey No. 30 under the jurisdiction of Additional District Sub-Registration Office at Bishnupur, District Registration Office at Alipore, Police Station - Bishnupur, District - South 24-Parganas, free from all encumbrances, liens, dispendences, appurtenances along with all easement rights, including user right of common passage for free ingress and egress to and from the schedule of land, further more fully and clearly shown in the sketch MAP or Plan annexed herewith delineated with RED border line which shall be deemed to be the part and parcel of this Deed of Conveyance of which rent is to be paid to the District Collectorate, 24-Parganas (South) at Alipore in favour of the Government of the State of West Bengal @ Rs. 8/- (Eight) only per annum and the same is butted

For Amitis Developers LLP

Authorised Signatory



and bounded in the following manner :

ON THE NORTH : By land of Sachin Mondal, R. S. Dag No. 420;

ON THE SOUTH : By land of Sahidul Gazi, R. S. Dag No. 419;

ON THE EAST : By land of Yunus Naskar, R. S. Dag No. 420;

ON THE WEST : By land of Naju Gazi, R. S. Dag No. 418;

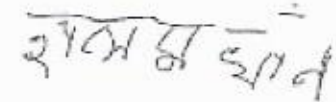
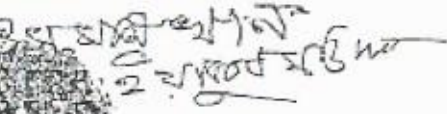
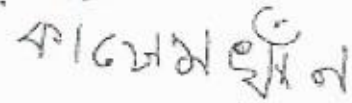
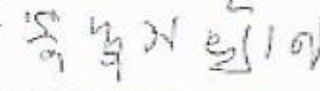
IN WITNESS WHEREOF the Vendors and the Purchaser hereto have set and subscribed their respective hands and signature hereunto the day, month and year first written above.

SIGNED, SEALED AND DELIVERED

at

in presence of :

1. অমিত ডেভেলপার্স লিমিটেড  
 ১০০০ হুগলি রাস্তা  
 ২য় ফ্লোর, কলকাতা-৭০০০১৬  
 ২.  
 ৩.  
 ৪.  
 ৫.  
 ৬.  
 ৭.  
 ৮.  
 ৯.  
 ১০.

1.   
 2.   
 3.   
 4. 

SIGNATURE OF THE VENDORS

For Amitis Developers LLP  
  
 Authorised Signatory

SIGNATURE OF THE PURCHASER


MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of Rs. 3,00,000/- (Rupees Three 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 :

- 1) By Cash Rs. 3,00,000/-
- /
- ( RUPEES THREE LAKHS ONLY ) Rs. 3,00,000/-

WITNESSES:

1. अशोक चरण शर्मा  
 2. श्रीमती. वि. शर्मा  
 3. श्रीमती. शर्मा  
 4. श्रीमती. शर्मा  
 5. श्रीमती. शर्मा  
 6. श्रीमती. शर्मा




1. श्रीमती. शर्मा ✓  
 2. श्रीमती. शर्मा ✓  
 3. श्रीमती. शर्मा ✓  
 4. श्रीमती. शर्मा ✓

Signature of the Vendors

Drafted by me.  
 Adv. Chakrabarty  
 Criminal Court, Alipore  
 Kolkata - 700 029  
 Typed by: Hasi Pada Chini

For Amitis Developers LLP  
 Authorised Signatory





26.8



Little finger  
of  
Left hand



Ring finger  
of  
Left hand



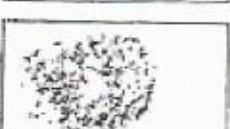
Middle finger  
of  
Left hand



Index finger  
of  
Left hand



Thumb  
of  
Left hand



Thumb  
of  
Right hand



Index finger  
of  
Right hand



Middle finger  
of  
Right hand



Ring finger  
of  
Right hand



Little finger  
of  
Right hand



Little finger  
of  
Left hand



Ring finger  
of  
Left hand



Middle finger  
of  
Left hand



Index finger  
of  
Left hand



Thumb  
of  
Left hand



Thumb  
of  
Right hand



Index finger  
of  
Right hand



Middle finger  
of  
Right hand



Ring finger  
of  
Right hand



Little finger  
of  
Right hand

Little finger  
of  
Right hand



Ring finger  
of  
Right hand



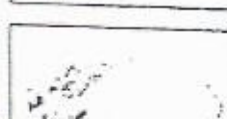
Middle finger  
of  
Right hand



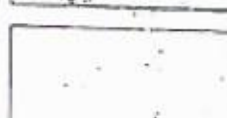
Index finger  
of  
Right hand



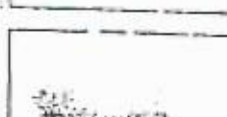
Thumb  
of  
Right hand



Thumb  
of  
Left hand



Index finger  
of  
Left hand



Middle finger  
of  
Left hand



Ring finger  
of  
Left hand



Little finger  
of  
Left hand



For Amittis Developers LLP

Authorized Signator

Attested the finger prints

Signature

Attested the finger prints

3005/11/2017

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



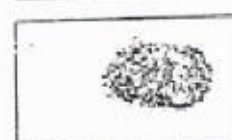
Thumb of Right hand



Fore finger of Right hand



Middle finger of Right hand



Ring finger of Right hand



Little finger of Right hand

Attested the finger prints

Signature



Little finger of Left hand



Ring finger of Left hand



Middle finger of Left hand



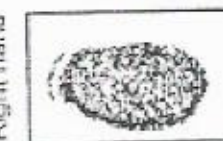
Fore finger of Left hand



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

For Amittis Developers LLP

Authorised Signatory



Signature

Signature





MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of Rs. 3,00,000/- (Rupees Three 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 :

- 1) By Cash Rs. 3,00,000/-
- ( RUPEES THREE LAKHS ONLY ) Rs. 3,00,000/-

WITNESSES:

1. अशोक चंद्र शर्मा  
 ब्रिज एस्टेट एजेंट्स प्राइवेट लिमिटेड  
 2. श्री विवेक कुमार  
 एजेंट्स प्राइवेट लिमिटेड  
 एजेंट्स प्राइवेट लिमिटेड  
 एजेंट्स प्राइवेट लिमिटेड



1. श्यामल शर्मा ✓  
 2. अशोक चंद्र शर्मा ✓  
 3. श्री विवेक कुमार ✓  
 4. श्री विवेक कुमार ✓

Signature of the Vendors



Drafted by me  
 Jagannath Chatterjee, Advocate  
 Criminal Court, Alipore  
 Kolkata - 700 027

Typed by: Hasi Palachini

For Anaitis Developers LLP  
 Authorized Signatory