



11/V=1022961

6.40.12

0300 025873

Assessment done 02/31 for work

DONE

Handwritten notes and signatures in the top left corner, including '10/3/06' and '4578'.

WEST BENGAL REGISTRATION ACT 1908  
REGISTRATION ACT 1908  
10/3/06

250/-  
450/-  
700/-

18.08.05

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE made on this the 15th day of

June in the Christian Era of TWO THOUSAND FIVE BETWEEN

(1) SHRI NIRANJAN DAS, (2) SHRI ASHOKE RANJAN DAS, both are

sons of Late Mahendra Mohan Das, by religion Hinduism, by

occupation cultivations and residing at Village - Sarmaster Chalk,

Police Station - Bishnupur, District - South 24-Parganas (South), West

Bengal, both are hereinafter jointly 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 PART.



Handwritten notes at the bottom left: '11/1677', '10.02.06'.

Handwritten notes at the bottom center: '3089', '10/3/06', '3089'.

Handwritten notes at the bottom right: '1022961', '3089'.

62790  
 to Amis Developers Pvt  
15 Brabourne Rd  
4th Floor, K-1  
 District Collectorate,  
 Treasury,  
 6/6/2005

  
 Ashok Ranjan Das  
 Miranjan Das  
 Ashok Ranjan Das  
 Miranjan Das  
 Ashok Ranjan Das  
 Miranjan Das

11.50  
 50000  
 40000  
 10000  
 54000

Ashok Ranjan Das



Ashok Ranjan Das

DISTRICT SUB-REGISTRAR IN  
 & REGISTRAR U S 7 (2) of  
 REGISTRATION ACT 1908  
 Sec. 24, PARGANAS (Dist)

Ashok Ranjan Das

Miranjan Das





DISTRICT SUB-REGISTRAR IN  
 & REGISTRAR U S 7 (2) of



0300 025874

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A N D

M/S. OVAL DEVELOPERS PRIVATE LIMITED, a Private Limited Company incorporated under the Indian Companies Act, 1956 represented by one of its 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 "PURCHASER" (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.

WHEREAS the Vendor No. 1 herein Shri Niranjan Das, son of Late Mahendra Mohan Das, had purchased a piece of land measuring an





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

145042

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an area of 21 (Twenty-one) Decimals out of 1.31 Acres of Sali land comprised in R. S. Dag No. 423 and Part of R. S. Dag No. 502 appertaining to R. S. Khatian No. 115 and L. R. Khatian No. 426 of Mouza Banagram, J. L. No. 16, within Banagram Anchal Panchayet, District Collectorate Touzi Nos. 3, 4, 5, Pargana Khaspur, R. S. No. 30, Additional District Sub-Registration Office at Bishnupur, Police Station - Bishnupur, the then District - 24-Parganas by virtue of Deed of 4 Conveyance Being No. 10519 for the year 1968 from (1) Yeachin Khan, (2) Abel All Khan, sons of Late Fakir Khan of Village - Rasapunja, Police Station - Bishnupur, the then District - 24-Parganas registered on 26<sup>th</sup> July, 1968 in the office of District Sub-Registrar at Bishnupur and recorded in Book No. 1, Volume No. 106, Pages from 77 to 79 therein.

✓  
10519/1968



1000Rs



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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AND WHEREAS the Vendor No. 1 herein Shri Niranjan Das, son of Late Mahendra Mohan Das, again purchased a piece of land measuring an area of 12 (Twelve) Decimals out of 1.31 Acres of Sali land comprised in R. S. Dag No. 423 and Part of R. S. Dag No. 502 appertaining to R. S. Khatian No. 115 and L. R. Khatian No. 426 of Mouza Banagram, J. L. No. 16 within Banagram Anchal Panchayet, District Collectorate Touzi Nos. 3, 4, 5, Pargana Khaspur, R. S. No. 30, Additional District Sub-Registration Office at Bishnupur, Police Station - Bishnupur, the then District - 24-Parganas by virtue of Deed of Conveyance Being No. 12023 for the year 1968 from Bakkar Ali Khan, son of Late Fakir Ali Khan of Village - Rasapunja, Police Station - Bishnupur, the then District - 24.

12023/1968





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Parganas registered on 26<sup>th</sup> September, 1968 in the office of District Sub-Registrar at Bishnupur and recorded in Book No. 1, Volume No. 115, Pages from 231 to 233 therein.

AND WHEREAS thereafter the Vendor No. 1 herein Shri Niranjan Das, the Vendor No. 2 herein Shri Ashoke Ranjan Das along with their another same blood brother namely Shri NUREN Ranjan Das, all sons of Late Mahendra Mohan Das, had jointly purchased a piece of land measuring an area of 15 (Fifteen) Decimals out of 1.31 Acres of Sahi land comprised in R. S. Dag No. 423 and Part of R. S. Dag No. 502 appertaining to R. S. Khatian No. 115 of Mouza Banagram, J. L. No. 16 within Banagram Anchal Panchayet, District Collectorate Touzi Noa. 3, 4/5, Pargana Khaspur, R. S. No. 30, Additional District Sub-





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Registration Office at Bishnupur, Police Station - Bishnupur, the then District - 24-Parganas by virtue of Deed of Conveyance No. 2843 for the year 1970 from Baldeep Ali Khan, son of Late Fakir Ali Khan of Village - Rasapunja, Police Station - Bishnupur, the then District - 24-Parganas registered on 6<sup>th</sup> April, 1970 in the office of District Sub-Registrar at Bishnupur and recorded in Book No. 1, Volume No. 32, Pages from 204 to 206 therein.

2843/1970

AND WHEREAS thereafter one of the said Purchaser namely Shri Nikhil Ranjan Das, son of Late Mahendra Mohan Das, has sold out his portion

*[Handwritten signature]*





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of land measuring 05 Decimals out of the aforementioned 15 (Fifteen) Decimals of Sali land comprised in R. S. Dag No. 423 and Part of R. S. Dag No. 502 appertaining to R. S. Khatian No. 115 and now under L. R. Khatian No. 425 of Mouza Banagram, J. L. No. 16 within Banagram Anchal Panchayet, District Collectorate Tuzi Nos. -3, 4, 5, Pargana Khaspur, R. S. No. 30, Additional District Sub-Registration Office at Bishnupur, Police Station - Bishnupur, the then District - 24-Parganas by virtue of Deed of Sale being No. 6566 for the year 1990 in favour of Shri Niranjan Das, the Vendor No. 1 herein registered on 10<sup>th</sup> December, 1990 through his Constituted Lawful Attorney Shri Debasish Majumder, son of Shri Shantimoy Majumder of Village - Sarmaster Chaik, Police Station - Bishnupur, District - 24-Parganas (South) and recorded in Book No. I, Volume No. 75, Pages from 451 to 454 therein.

6566/1990





AND WHEREAS the Vendor No. 1 herein thus owned 21 Decimals by virtue of registered Deed of Sale being No. 10519 dated 26<sup>th</sup> July, 1968 + 12 Decimals by virtue of registered Deed No. 12023 dated 26<sup>th</sup> September, 1968 + 05 Decimals out of 15 Decimals by virtue of registered Deed No. 2843 dated 6<sup>th</sup> April, 1970 and 05 Decimals by virtue of registered Deed No. 6566 dated 10<sup>th</sup> December, 1990 and totaling of which 43 Decimals of Sali land comprised in R. S. Dag No. 423 and Part of R. S. Dag No. 502 appertaining to R. S. Khatian No. 115 and now under L. R. Khatian No. 425 of Mouza Banagram, within Banagram Anchal Panchayet, J. L. No. 16, Touzi Nos. 3, 4, 5, Pargana Khaspur, R. S. No. 30, Additional District Sub-Registration Office at Bishnupur, Police Station - Bishnupur, now under District - 24-Parganas (South) and accordingly the same has been mutated in the name of said Shri Niranjan Das, the Vendor No. 1 herein, and whereas the Vendor No. 2 is possessing and enjoying 05 Decimals out of aforementioned 15 (Fifteen) Decimals of Sali land comprised in R. S. Dag No. 423 and Part of R. S. Dag No. 502 appertaining to R. S. Khatian No. 115 and now under L. R. Khatian No. 924 of Mouza Banagram within Banagram Anchal Panchayet, J. L. No. 16, District Collectorate Touzi Nos. 3, 4, 5, Pargana Khaspur, R. S. No. 30, Additional District Sub-Registration Office at Bishnupur, Police Station

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- Bishnupur, now under District - 24-Parganas (South) by virtue of the  
aforementioned Deed of Sale being No. 2843 dated 6<sup>th</sup> April, 1970 and  
the same has been mutated in the name of said Shri Ashoke Ranjan  
Das, the Vendor No. 2 herein.

AND WHEREAS due to financial crisis for their legal necessities, the  
abovenamed Vendor Nos. 1 and 2 herein jointly decided and agreed to  
sell out their aforementioned land measuring an area 43 Decimals + 05  
Decimals = 48 Decimals corresponding to 01 (One) Bigha 09 (Nine)  
Cottahs 20 (Twenty) Square Feet of Sali land be the same a little more of  
less comprised in Dag No. 423 and Part of R. S. Dag No. 502  
appertaining to R. S. Khatian No. 115 and L. R. Khatian Nos. 426 and  
924 of Mouza Banagram within Banagram Anchal Panchayet, J. L. No.  
16, District Collectorate Touzi Nos. 3, 4, 5, Pargana Khaspur, R. S. No.  
30, Additional District Sub-Registration Office at Bishnupur, District  
Registration Office at Alipore, Police Station - Bishnupur, District - 24-  
Parganas (South) more fully described in the Schedule hereunder  
written, free from all encumbrances, charges, liens, lispendences,  
attachments and acquisition or requisition or vested by the Government  
under any scheme acts, rules, provisions or bye-laws which the  
Vendors herein severally are holding good peaceful and marketable title  
thereof 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 measuring 48 (Forty-eight) Decimals corresponding to 01 (One) Bigha 09 (Nine) Cottahs 20 (Twenty) Square Feet and after a thorough discussion bargaining and searching well and being satisfied with the title of the Vendors herein in respect of the schedule mentioned land, the marketable sell/consideration price has been fixed at Rs. 9,00,000/- (Rupees Nine Lacs) only by and between the Vendors and the Purchaser herein and understanding well the sell price/consideration for the entire schedule of land is the highest marketable sell price/consideration, the Vendors agreed and accepted the proposal of the Purchaser to purchase the aforementioned entire schedule of land from the Vendors and the Vendors hereto have received and acknowledged the receipt of the aforementioned total consideration money from the Purchaser hereto on or before the execution and registration of this Deed of Conveyance in favour of the Purchaser in respect 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. 9,00,000/- (Rupees Nine Lacs) only paid by the Purchaser to the Vendors hereto in respect of the total fixed sell price/consideration money of the schedule mentioned entire land hereunder written on or before execution of these presents,



the receipt whereof the Vendors do hereby admit, acknowledge and confirm as per Memo of Consideration, hereunder written well and the Vendors hereto do hereby forever realize, acquit, exonerate, discharge, sell, transfer, convey, assign and dispose of ALL THAT piece and parcel of Revenue Paying Collectorate land measuring 43 Decanaks and 05 Decimals, totaling of which 48 Decimals corresponding to 01 (One) Bigha 09 (Nine) Cottahs 20 (Twenty) Square Feet, be the same a little more or less, Sali land comprised in R. S. Dag No. 423 and Part of R. S. Dag No. 502 appertaining to R. S. Khatian No. 115 and now under L. R. Khatian Nos. 426 and 924 at Mouza Banagram within Banagram Anchal Panchayet, J. L. No. 16, Touzi Nos. 3, 4, 5, Pargana Khaspur, R. S. No. 30, Additional District Sub-Registration Office at Bishnupur, Police Station - Bishnupur, District - 24-Parganas (South) free from all encumbrances, liens, lispendences, appurtenances along with all easement rights, including 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.

AND the Vendors hereto jointly further doth hereby grant, convey, sell, transfer, assign, assure and dispose of absolute right, title, possession and interest unto and in favour of the Purchaser hereto ALL THAT the aforesaid land measuring an area of 48 (Forty-eight) Decimals



corresponding to 01 (One) Bigha 09 (Nine) Coitahs 20 (Twenty) Square Feet, be the same a little more or less, of Sall land free from all encumbrances, liens, lispendences, libertics, appurtenances TOGETHER WITH all easement rights, privileges in any pertaining to the said property belonged to the estate right, title, possession, interest, claims, demands and charges whatsoever unto and upon the said schedule of land which is free from all encumbrances, acquisition or requisition and/or vested under any scheme of the State Government acts, rules, provisions or bye-laws, claim and/or demand whatsoever TO HAVE AND TO HOLD the same absolutely in the manner as aforesaid free from all obstructions, charges, claims, demands etc. of the scheduled land thus purchased by the Purchaser hereto and the Purchaser shall have every right, power, authority, interest, possession and claim to sell, convey, gift, lease, hypothecate, mortgage, assign, assure, transfer, dispose of the schedule land hereinbelow thus purchased by the Purchaser hereunder written in the schedule well to any person or persons in any manner whatsoever.

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 lands hereunder written well is free from all encumbrances, charges, liens, lispendences, claims,



demands, disputes whatsoever more fully and particularly described in the Schedule hereunder written and have all rights, privileges appurtenances thereunto belonging and the same was never vested or were under any scheme of acquisition and 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 heretoby 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 reasons of any defect, deficiency that may be found or detected in right, title, interest, possession, easement rights of the schedule landed properties 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 act, 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 land 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 all such further acts, deeds, things and assurances as may be reasonably required for by the Purchaser for the better and further effecting and assuring the conveyance hereby sold and conveyed.



IN WITNESS WHEREOF the Vendors 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

in presence of :

1.

1.

2.

2.

Signature of the Vendors





MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of Rs. 9,00,000/- (Rupees Nine Lacs) only on this day as full and final consideration money of the schedule mentioned lands sold by this Deed of Conveyance in the following manner :

1. Paid by Banking Cheque No. 159866 dated 11.06.2005 drawn on Bharat Overseas Bank Ltd in favour of SHRI NIRANJAN DAS Rs. 9,00,000.00

2. Paid by Banking Cheque No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ in favour of SHRI ASHOK RANJAN DAS Rs. \_\_\_\_\_

Total = Rs. 9,00,000.00

(RUPEES NINE LACS) ONLY

WITNESSES:

1. श्री. राजेश कुमार शर्मा  
श्री. राजेश कुमार शर्मा  
श्री. राजेश कुमार शर्मा
2. श्री. राजेश कुमार शर्मा

बतौर गवाहि अहम  
श्री. राजेश कुमार शर्मा

Drafted by me: श्री. राजेश कुमार शर्मा - दिल्ली-110027

Jagan Chandrajit Advocate  
Delhi Criminal Court - Kolkata - 700027.

Typed by:

Bapu Singh  
Delhi Police Court

1. Niranjan  


2. Ashok Ranjan Das  
Signature of the Vendors