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10.10.2008

CRICKET REGISTRATION BY
REGISTRATION ACT 1908
10/3/06

DEED OF CONVEYANCE.

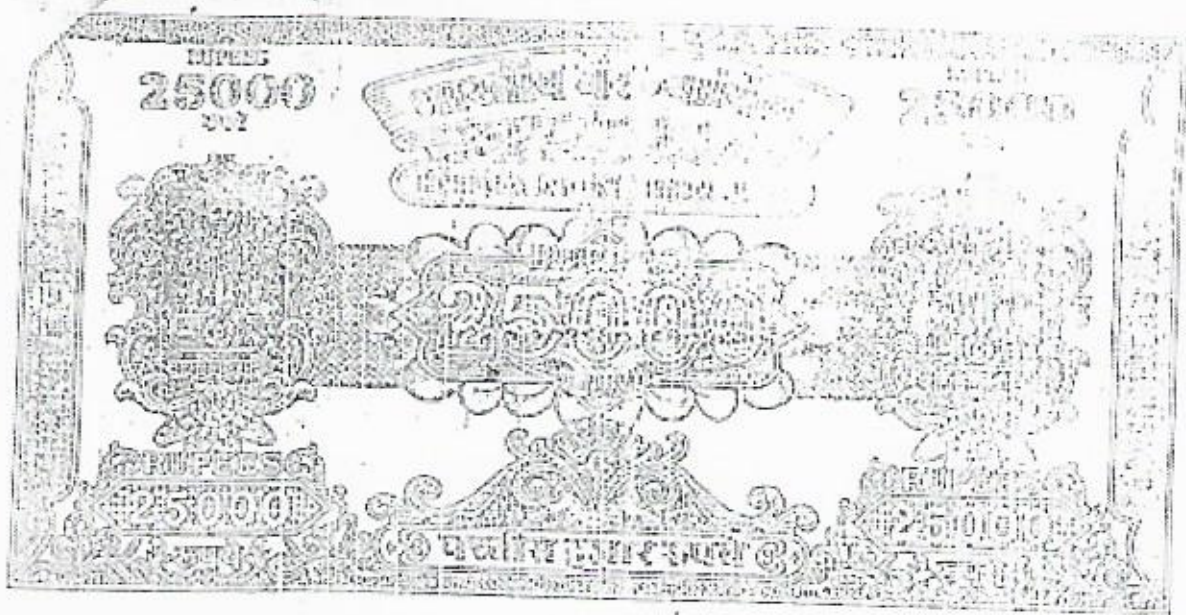
THIS DEED OF CONVEYANCE made on this the 24th day of JUNE in the Christian Era of TWO-THOUSAND FIVE BETWEEN (1) SHRI SACHINDRA NATH MANDAL, (2) SHRI JITENDRA NATH MANDAL, both sons of Late Eharat Chandra Mandal, by faith Hindu, by occupation cultivation and residing at Village - Chalk-Raju-Molla, Police Station - Bishnupur, District - South 24-Parganas, West Bengal, hereinafter jointly called and referred to as the VENDORS (which expression shall mean and include their respective heirs, successors, executors, legal representatives and assigns) of the ONE PART

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For Amitis Developers LLP
Authorised Signatory



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17.09.2008
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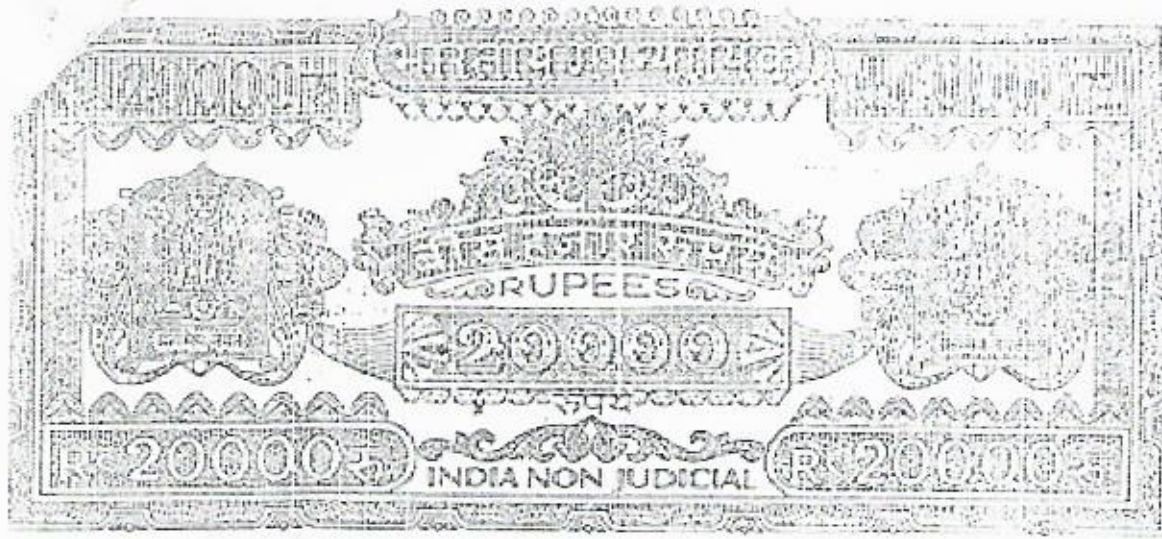
A N D

M/S. OVAL DEVELOPERS PRIVATE LIMITED, a Private Limited Company incorporated under the Indian Companies Act, 1956 represented by its one of the Directors, namely TUSHAR JHUNJHUNWALA having its registered office at 4th Floor, 15, Brabourne Road, 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-in-office, administrators, legal representatives and assigns) of the OTHER PART

For Audit's Deputation

Authorised By





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WHEREAS one Ekadashi Mandal, now deceased, wife of late Bharat Chandra Mandal, being the mother of the Vendors herein, owned and possessed a piece of land measuring an area of 36-1/2 Decimals out of 2.14 Acres of Sali land comprised in R. S. Dag No. 420 and Part L. R. Dag No. 499 under R. S. Khatian No. 33 and Hal L. R. Krish. Khatian No. 184 at Mouzi Barogram, J. L. No. 16, P. S. Bishnupur, District - 24-Parganas (South) by virtue of a registered Deed of Conveyance being No. 1584 for the year 1975 registered in the office of A. D. S. R. Bishnupur on 14th February, 1976 purchased from Abel Ali Khan of Village - Rasapunja, Police Station - Bishnupur, District - 24 Parganas (South) and another piece of land measuring an area of 40 Decimals out of 80 Decimals of Sali land comprised in R. S. Dag No. 411 appertaining to R. S. Khatian No. 233 and Hal Krishi Kh. No. 184 and Part L. R. Dag



For Amrit Developers LLP

Authorised Signatory



पश्चिम बंगाल WEST BENGAL

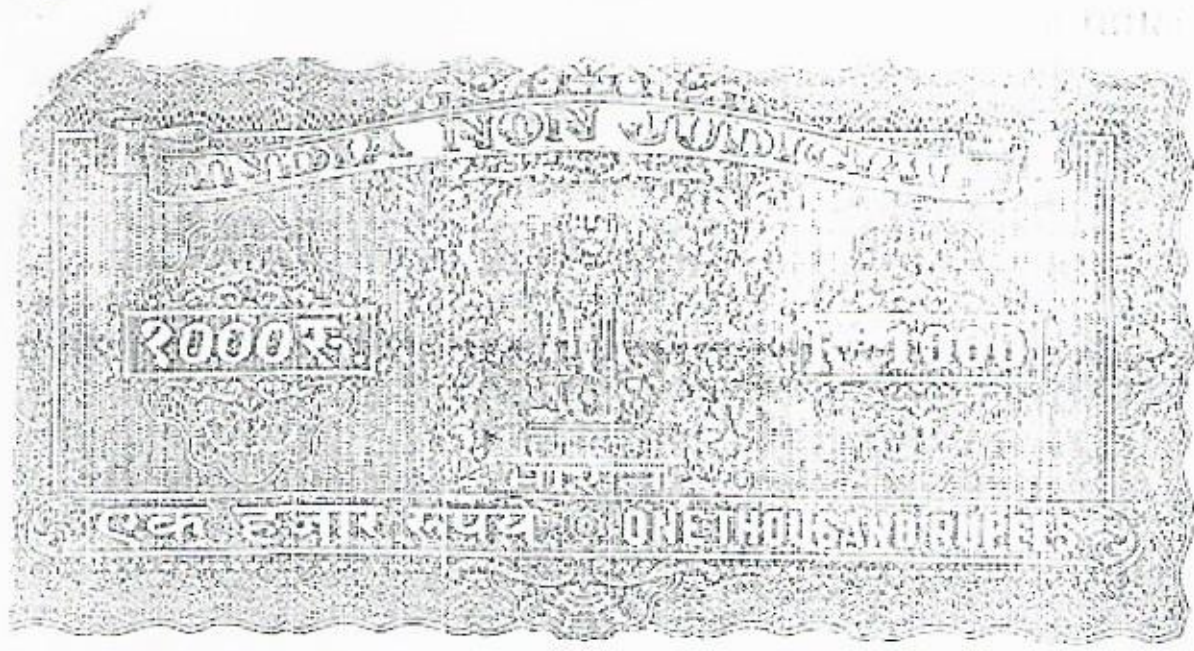
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No. 843 at Mouza Banagram, J. L. No. 16, R. S. No. 30, Touzi Nos. 3, 4, 5, Pargana Khaspur, Police Station - Bishnupur, District - 24-Parganas (South) by virtue of a registered Deed of Conveyance being No. 545 for the year 1975 registered in the office of A. D. S. R. Bishnupur on 31st January, 1975 from one Kallimoni Das of Village - Banagram, Police Station - Bishnupur, District - 24-Parganas (South).

AND WHEREAS while thus seized and possessed of the aforementioned piece of Sali land measuring 36-1/2 Decimals comprised appertaining to R. S. Khatian No. 33 and L. R. Hal Kh. No. Kri 184 in R. S. Dag No. 420 and Part L. R. Dag No. 499 and another piece of Sali land measuring 40 Decimals comprised in R. S. Dag No. 411 and Part L. R. Dag No. 483 appertaining to R. S. Khatian No. 233 and Hal. Khasi Khatian No. 184, both at Mouza Banagram, J. L. No. 16, under 24 Parganas (South), District Collectorate Touzi Nos. 3, 4, 5, Pargana





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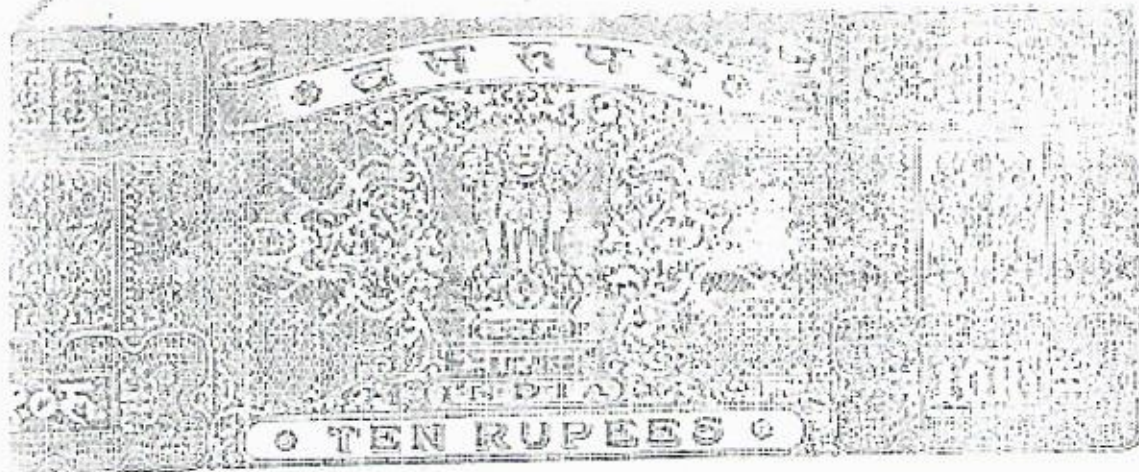
Khaspur, R. S. No. 30 within Banagram Anchal Panchayet and Additional District Sub-Registration Office at Bishrupur, P. S. Bishrupur, District 24-Parganas (South), said sole and absolute the then owner had gifted out the aforesaid total land measuring 75-1/2 Decimals by executing and registering a Deed of Gift being No. 7948 for the year 1983 registered on 1st November, 1983 at Additional District Sub-Registration Office at Bishrupur in favour of the above named Vendors hereto being her sons.

AND WHEREAS thus the above-named Vendors hereto being joint co owners in respect of the aforementioned Schedule below total land measuring 75-1/2 Decimals corresponding to 2 Bighas 6 Cottahu 4 Chitraks 23 Square Feet, be the same a little more or less, comprised in



Mr. Anish Developers LLP

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R. S. Dag No. 420 and Part L. R. Dag No. 499 under R. S. Khatian No. 233 and L. R. Hal Kri Khatian No. 184 and R. S. Dag No. 411 and Part L. R. Dag No. 483 appertaining to R. S. Khatian No. 233 and L. R. Hal Kri Khatian No. 184 at Mouza Banagram, J. L. No. 16 under 24-Parganas (South), District Collectorate Touzi Nos. 3, 4, 5, Pargana Khaspur, R. S. No. 30 within Banagram Anchal, Panchayat and Additional District Sub-Registration Office at Bishnupur, Police Station Bishnupur, District - 24-Parganas (South) by virtue of the registered Deed of Conveyance being No. 545 for the year 1975 are holding and possessing the same free from all encumbrances, appurtenances, liberties far from any dispute, coercion and paying rents to the Government authority regularly.



For Amtes Developers LLP

Authorized Signatory

Handwritten notes and signatures at the bottom left of the page.

AND WHEREAS at present due to financial crisis as well as urgent need of a lot of money for legal necessities the Vendors herein have jointly decided and mutually agreed and announced to sell their aforementioned schedule of Revenue Paying Collectorate land, more fully described in the Schedule hereunder written, free from all encumbrances, charges, liens, lispendences, attachments or under any scheme of acquisition or requisition or vested by the Government under act, rules provision of law or bye-laws and the Vendors herein are holding good and marketable title thereof

AND WHEREAS in response to such intention of the Vendors a/ceto knowing from a reliable sources, the Purchaser herein being a Private Limited Company proposed to purchase the aforementioned schedule of land and after a thorough discussion, bargaining well made by and between the Vendors and the Purchaser herein, the total consideration sell price of the schedule mentioned land measuring an area of 76 1/2 Decimals corresponding to 2 Bighas 6 Cottahs 4 Chittaks 23 Square Feet, be the same a little more or less, comprised in R. S. Dag Nos. 420, 411 and K. S. Khatiani Nos. 33 and 233 and Part L. R. Dag Nos. 499 and 483 and L. R. Hal Krishi Khatiani No. 184 at Mouza Banagram, J. L. No. 16 under 24-Parganas (South), District Collectorate Boudh Nos. 3, 4, 5, Pargana Khaspur, R. S. No. 30 within Banagram Anchal Panchayet and Additional District Sub-Registration Office at Bishnupur, Balasore



For Amris Developers LLP

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Station - Bishnupur, District - 24-Parganas (South) has been fixed/settled at or for the total consideration of Rs. 12,00,000/- (Rupees Twelve Lacs) only and accepting the proposal as highest marketable price, the Vendors herein have received and acknowledged the receipt of the said total consideration money of their schedule mentioned land from the Purchaser hereto on or before execution and registration of this Deed of Conveyance as per Memo of Consideration written hereinbelow.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the said agreement and in consideration of the said total consideration of Rs. 12,00,000/- (Rupees Twelve Lacs) only paid by the Purchaser to the Vendors hereto in respect of the total marketable sell price/consideration of the schedule mentioned lands written hereunder on or before execution and registration of this Deed of Conveyance, the receipt whereof the Vendors doth hereby admit and acknowledge the same as per Memo of Consideration hereunder well written. And the Vendors here to DOTH HEREBY forever release, acquit, exonerate, discharge, sell, transfer, assigns and dispose of ALL THAT piece and parcel of land measuring on area of 76 1/2 Decimals corresponding to 2 Bighas 6 Cottahs 4 Chittaks 23 Square Feet, be the same a little more or less, comprised in R. S. Dag Nos. 420 and 411 and Part L. R.

Amrita Developers Ltd



Dag Nos. 499 and 483 appertaining to R. S. Khatian Nos. 33 and 233 and L. R. Hal Krishi Khatian No. 189 at Mouza Banagram, J. L. No. 16 under 24-Parganas (South) District Collectorate Touzi Nos. 3, 4, 5, Pargana Khaspur, R. S. No. 30 within Banagram Anchal Panchayat and Additional District Sub-Registration Office at Bishrupur, District 24-Parganas (South) free from all encumbrances, liberties, appurtenances along with all easement rights including the user right of common passage for free ingress and egress to and from the schedule mentioned land which is more fully and particularly described in the schedule hereunder written.

AND the Vendors hereto further DO TH HEREBY grant, convey, sell, transfer, assign, assure, dispose of absolutely unto and in favour of the Purchaser hereto ALL THAT the said scheduled land measuring 76-1/2 Decimals corresponding to 2 Bighas 6 Cottaks 4 Chittaks 33 Square Feet, be the same a little more or less of Sali land at Mouza Banagram, J. L. No. 16 under 24-Parganas (South) District Collectorate Touzi Nos. 3, 4, 5, Pargana Khaspur, R. S. No. 30 within Banagram Anchal Panchayat and Additional District Sub-Registration Office at Bishrupur, Police Station - Bishrupur, District 24 Parganas (South) free from all encumbrances, liberties, appurtenances TOGETHER WITH all easement rights, privileges in any pertaining to the said property belonged to the estate right, title, interest, claims, demands and charges

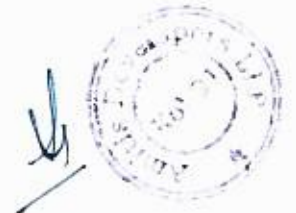


for Aratis Developers LLP

Authorized Signatory

whatsoever unto and upon the said scheduled land which is and free from all encumbrances charges, liens, liabilities, acquisition or requisition and/or vested under any scheme of the State Government, claims and/or demands etc. whatsoever TO HAVE AND TO HOLD the same absolutely in the manner aforesaid free from all encumbrances charges, claims, demands etc. of the scheduled land thus purchased by the Purchaser hereto and the Purchaser shall have every right, title, authority, power, interest, possession and claim to sell, convey, gift, lease, hypothecate, mortgage, assign, assure, dispose of the scheduled land hereinbelow thus purchased by the Purchaser hereunder written in the Schedule to any person or persons in any manner whatsoever.

THAT the Vendors hereto covenant hereby that NOTWITHSTANDING anything heretofore done or suffered to the contrary the Vendors hereto have good and absolute right, title, possession, interest, claims and authority to convey the schedule mentioned lands hereunder written well which is free from all encumbrances, charges, liens, liabilities, claims and demands whatsoever more fully and particularly described in the Schedule hereunder written and have all rights, privileges and appurtenances thereto belonging and the same was never vested or were under any scheme of acquisition or requisition by the Government in any acts, rules, provisions of bye laws which is hereby sold, conveyed and transferred unto and in favour of the



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Purchaser hereto by the Vendors hereto and the Vendors have not done or knowingly suffered anything whereby the schedule mentioned land property may be encumbered stake, affected or impached 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 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 reason of any defect, deficiency that may be found or detected in right, title, interest or possession in the scheduled property and for granting the same right.

AND THAT the Purchaser hereto shall henceforth peacefully and quietly hold, possess and enjoy the rents, issues and profits derivable from and out of the said purchased schedule of land without any hindrances, interruption or disturbances from or by the Vendors or any other person or persons claiming through or under trust 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 mentioned land hereby sold have been fully paid

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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 realizable from the Vendors.

THAT the Vendors hereby promised and assured that the Vendors shall at all times do and execute at the cost 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.

SCHEDULE OF LAND AS REFERRED TO ABOVE

ALL THAT piece and parcel of Revenue Paying Cederate land measuring an area of 75-1/2 Decimals corresponding to 2 Bighas 6 Cottahs of Chittochin 33 Square Feet, by the same or little more or less of Sali land comprised in R. S. Dag Nos. 420 and 411 and Part of Dag Nos. 499 and 483 appertaining to R. S. Khatai Nos. 33 and 23 and L. R. Haj Kishai Khatai No. 184 at Mouza Banagram Jala No. 10 under 24-Parganas (South), District Collectorate Touzi Nos. 3, 4, 5, Pargana Khaspur, R. S. No. 30 within Banagram Anchal Arachayel and Additional District Sub-Registration Office at Bishnupur, Police Station - Bishnupur, District - 24-Parganas (South) along with all encumbrances



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rights, liberties, appurtenances free from all encumbrances, liens, attachments, lispendences, claims, demands etc. including the user right of common passage for free ingress and egress to and from the schedule mentioned land which is more fully and clearly further shown in the sketch Map or Plan delineated with RED bordered line annexed hereto shall be deemed to as a part and parcel of this land of Conveyance of which rent is to be paid to the District Collector, 24-Parganas (South) at Alipore in favour of the Government of the State of West Bengal @ Rs. 20/- (Twenty) only per annum and the same is butted and bounded in the following manner :

ON THE NORTH : Dag No. 417 of Debasish Hazra

ON THE SOUTH : Dag No. 420 of Gopal Sen

ON THE EAST : Dag No. 420 of Haran Molla

ON THE WEST : Dag No. 420 of Yunus Nader



Amrit Developers LLP
Authorised Signatory

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

SIGNED, SEALED AND DELIVERED

in presence of the following

WITNESSES:

1. Sachinra with Mondel



2. Manabendra Khasa. 22/11/2019
S/o. Late - Sudhanna Ch. Khasa,
with family Shreehari Barica
P. St. Bishnupur 22 Pq (Khasa) Signature/LTI of the Vendors

Not a Valid Signature
Not a Valid Signatory

MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of Rs. 12,00,000/- (Rupees Twelve Lacs only on this day as full and final consideration money of the within mentioned land written in this Deed of Conveyance in the following manner:

1. Paid by Banking Cheque No. 159 884 dated 15.06.2005 drawn on Bharat Overseas Bank Ltd in favour of SHRI SACHINDRA NATH MANDAL Rs. 6,00,000.00
 2. Paid by Banking Cheque No. 159 885 dated 15.06.2005 drawn on Bharat Overseas Bank Ltd in favour of SHRI JITENDRA NATH MANDAL Rs. 6,00,000.00
- Total - Rs. 12,00,000.00

(RUPEES TWELVE LACS) ONLY

WITNESSES.

1. Sachindranath Mandel
 2. Jitendra Nath Mandel

1. Sachindranath Mandel
 2. Jitendra Nath Mandel

Signature of the Vendor

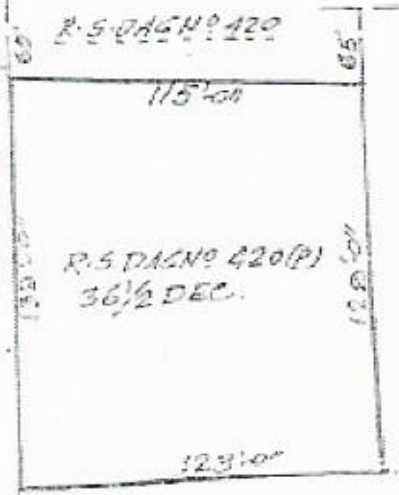
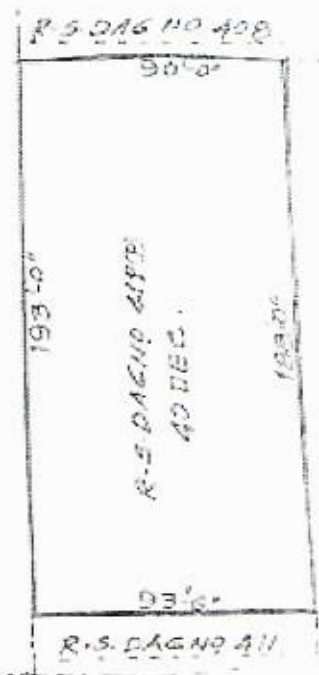
For Ambius Developers LLP
 Authorised

Drafted by me:
 Japan Chakravorty, Advocate
 Supreme Criminal Court Kolkata - 700022
 Regd No. P/1119/1999.
 Typed by:
 Brijendra Kumar

SITE PLAN

2A. DANGRAM J.L. NO 16 K.G. NO 50, R.S. NO 411 & 420
 PART OF R.S. DACH NO 411 & 420, L.R. DACH NO. 403 & 404
 10+36/2 = 76 1/2 DEC (APPRX) (2B-6K-4CH-23) P.S. GUNJALPUR,
 R.S. (S) SCALE: 1" = 50' 0" SHOWN BY RED LINE

AREA OF SCHEDULE	
40 DEC	1B-4K-3CH-9' 5"
36/2	1B-2K-3CH-14'
76 1/2 DEC	2B-6K-4CH-23'



Prepared by:-
 Ali Mulla
 P.L. No. 11, ALI MULLA
 Near J.P. Nagar & Surveyor
 P.O. & P.S. Gunjala (Dist. G.P. No. 10)
 Dist. Gunjala, Date 22/05/20

For Amits Developers LLP

Authorized Signatory

SIGN OF DEVELOPER



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Signature Sachinendra Nath Mondal



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Signature



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Signature Sachinendra Nath Mondal



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left hand					
right hand					

PHOTO

For Amrit Developers LLP

Authorized Signatory