



केचवडा पश्चिम बंगाल WEST BENGAL

677580

Bank Draft Rs. 5000/-

Stamp duty 1000/-

Market value...
 Bank Draft Rs. 5000/-
 Branch...
 No... 75282...
 Through...

REGISTRAR
 REGISTRATION ACT, 1908

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 19th day of December of the Christian Era of 1981 AND 54 K

BETWEEN

- (1) SMT. ALOKE SARDAR, wife of Shri K... Sardar, residing at Village Baulatpur, Police Station... District South 24 Parganas ;
- (2) SMT. ABALA MANDAL, wife of Shri Chand...

For Amitia Developers Ltd. Contd....



Authorized Sign...



पश्चिमवर्ग पश्चिम बंगाल WEST BENGAL

672-81

2.

Charan Mandal, residing at Village Phoolgata, Police Station
Nodakhali, District South 24 Parganas ; (4) SMT. ABHINA MANDAL
wife of Shri Uttam Mandal, residing at Village Phoolgata,
Police Station Nodakhali, District South 24 Parganas ; (5)
SMT. GANGA ADHIKARY (Nee MANDAL), wife of Smt. Sankar Adhikary,
residing at Village Chak-Raju-Molia, Police Station Dishpur,
and (5) SMT. JABUNA MANDAL, ^{widow daughter} wife of Late Akhutosh Mandal
residing at Village Chak-Raju-Molia, Police Station Dishpur
District South 24 Parganas, all/are married daughters of Late
Akhutosh Mandal and Sl.No. 5 is ^{daughter} widow of Late Akhutosh Mandal,
by Religion Hindu, by Nationality Indian and by Occasion
Housewife, hereinafter collectively called and referred to as
the " Y E N D O R S " (which expression shall unless otherwise
indicated by or repugnant to the subject or context be deemed
mean and include their respective heirs, executors, administrators

For Amits Developers LLP

Authorized Signatory





पश्चिम बंगाल WEST BENGAL

675

3.

administrators, legal representatives and persons / of th

~~XXXXXXXXXXXX~~ 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. TUSHAR JHUNJHUNWALA, having its registered office at
4th floor of 15, Brabourne Road, Police Station Howrah Street
Kolkata - 700 001, in the State of West Bengal, hereinafter
called and referred to as the "PURCHASER" and
expression shall unless otherwise repugnant to the context
or subject be deemed to mean and include its officers, directors,
administrators, legal representatives and persons / of th
OTHER PART :

For Oval Developers

Authorized Signatory

Date:





पश्चिम बंगाल WEST BENGAL

708

4.

WHEREAS one Late Balaram Mandal, son of Late ...
 Behari
 /Mandal, since deceased, was holding landed property ...
 himself and at the time of his death, said Late ...
 Mandal, left behind him his six (6) sons namely ...
 SASHADHAR MANDAL, GIRISH CHANDRA MANDAL, DE ...
 ASHUTOSH MANDAL and KANTHA CHANDRA MANDAL as his ...
 and legal survivors and whereas thereafter the ...
 of Late Balaram Mandal got their respective shares ...
 1/6th out of the lands measuring 62 Bighas ...
 Bag No. 421 appertaining to R.S. Khattar ...
 Banagram, under Banagram Anchal Panchayat ...
 Collectorate Touzi No. 3, 4, 5, Pargana ...
 No. 30, Police Station Bishnupur, District ...
 recorded with the Record of Rights in their respective names.

For Amrits Developers Ltd

Co. No. .../...

Authorised Signatory





बङ्ग पश्चिम बंगाल WEST BENGAL

5.

AND WHEREAS THUS one ANBUTOSH MANDAL, son of sons of Late Balaram Mandal, did his name registered of his 1/6th share of land as 11 Decimals and by the 52 Decimals of Salt land by way of inheritance of Rights and seized and possessed of the same as well and sufficiently entitled to the same as per of the Record of Rights comprised in H.S. Entry No. 43 relating to H.S. Khattian No. 174 at Mouza Baranagar, Gram Anchal Panchayat, J.L.No. 16, District South 24 Parganas Nos. 3, 4, 5, Pargana Khaspur, Revenue Survey No. 3, the Office of Additional District Sub-Registrar at Police Station Bishnupur, District South 24 Parganas deceased, and whereas thereafter once referred to ANBUTOSH MANDAL, son of Late Balaram Mandal, died leaving behind his wife - SMT. RANU MANDAL, Son - SHASHI RANU MANDAL,



For Amrita Developers
Authorized Signatory





Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District-South 24-Parganas

Endorsement For Deed Number : 1 - 01162 of 2010
(Serial No. 04923 of 2006)

19/12/2006

Payment of Fees:

Fee Paid in rupees under article : A(1) = 2189/- , B = 7/- , H = 26/- , M(D) = ... on 19/12/2006

Deficit stamp duty

Deficit stamp duty Rs. 5010/- is paid, by the draft number 752825, Draft No. 19/12/2006, Bank Name STATE BANK OF INDIA, Mominpurbra, received on 19/12/2006

Presentation(Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Act, 1908)

Presented for registration at 11.50 hrs on 19/12/2006, at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Abuna Mondal, one of the Executants.

Admission of Execution(Under Section 58, W.B.Registration Act, 1908)

Execution is admitted on 19/12/2006 by

Abuna Mondal, wife of Uttam Mondal , Phooltala 24pgs(s) , Thana Nodakhali, By Caste Hindu, By Profession : House wife

Aloke Sardar, wife of Kanai Sardar , Daulatpur 24pgs(s) , Thana Bishnupur, By Caste Hindu, By Profession : House wife

Amala Mandal, wife of Chandi Charan Mondal , Phooltala 24pgs(s) , Thana Nodakhali, By Caste Hindu, By Profession : House wife

Ganga Achikan Alias Ganga Mandal, wife of Bishu Achikan , Chakrabarti Molla Bishnupur, By Caste Hindu, By Profession : House wife

Jabuna Mondal, daughter of Late Ashutosh Mondal , Chak-raj-Molla 24pg(s) , Thana Bishnupur, By Caste Hindu, By Profession : House wife

Identified By Bapi Mondal, son of Chandi Charan Mondal, Sahelganj Bagicha Nodakhali, By Caste: Hindu, By Profession: Business.

(Sukumar Dhowra)
 DISTRICT SUB REGISTRAR-IV

26/11/2009

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-229120/-

Certified that the required stamp duty of this document is Rs.- 11456/- and the total duty paid as Impresive Rs.- 5000/-

(Dulal Chandra Saha)
 DISTRICT SUB REGISTRAR-IV



27/02/2010 18:20:00

DISTRICT SUB REGISTRAR-IV
 Endorsement

Dulal Chandra Saha)
 DISTRICT SUB REGISTRAR-IV
 Page 1 of 1

For Amended Deed No. 1-01162 of 2010

Authorized Signatory



Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District: South 24-Parganas

Endorsement For Deed Number : 1 - 01162 of 2010
(Serial No. 04923 of 2006)

22/02/2010

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1952)

Admissible under rule 21 of West Bengal Registration Rule, 1952 duly stamped on schedule 1A, article number : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Reforms Act, 1955; Court fee stamp paid Rs. 10/-

Deficit stamp duty

Deficit stamp duty Rs. 1456/- is paid, by the draft number: 074/82, Draft Date 19/12/2009, Bank Name: STATE BANK OF INDIA, Martiniere, received on 22/02/2010

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees :
(1) = 330/- on 22/02/2010.

(Dulal Chandra Baha)
DISTRICT SUB-REGISTRAR-IV

For Amitis Developers LLP

Amitis Developers LLP

(Handwritten signature)



(Dulal Chandra Baha)
DISTRICT SUB-REGISTRAR-IV
Endorsement No. 2 of 2

2/2010 18:20:00

resides at Chak Raju Nolia, Police Station Bishnupur, District South 24 Parganas and 6 (Six) married daughters (1) SMT. BIMALA SARDAR, (2) ALOKA SARDAR, (3) AKALA SARDAR, (4) SMT. ABUJA SARDAR, (5) GANGA ADHIBARY and (6) SMT. SASUNA MANDAL who presently reside at the respective matrimonial residences and whereas out of them (1) SMT. RANI MANDAL, widow of Deceased Ashutosh Mandal, (2) BHAJU MANDAL, son of the Deceased Ashutosh Mandal and (3) SMT. BIMALA SARDAR (Now ^{Married} MANDAL) one of the 6th Daughters are not agreed to sell their respective 1/8th portion of the said 1/6th share i.e. 11 Decimals of Sali land recorded in the name of Ashutosh Mandal, now deceased but the rest 05 (Five) married daughters for their urgent needs of lot of money intend to sell their respective portion of 1/8th out of 1/6th i.e. 11 Decimals of Sali land i.e. 5-1/2 Decimals corresponding to 04 (four) Cottahs as 5/8th shares of 11 Decimals comprised in R.S. No. 421 appertaining to H.S. Khation No. 174 at Kousa Bazar under Banagram Anchal Panchayat, S.L.No. 10, District Collectorate Town Nos. 3, 4, 5, Pargana Khaspur. Revenue Survey No. 30 within the jurisdiction of the office of Additional District Sub-Registration Office at Bishnupur, Police Station Bishnupur, District South 24 Parganas, free from all encumbrances, liens, dependences, liabilities, commitments, claims, demands and/or charges, exercising the exclusive rights of ownership by way of shortness thereof having unfettered right, title, possession and interest thereof and by paying the requisite payable for the same.



For Amrit Developers LLP
Authorized Signatory



Government Authority regularly, and whereas in response to such intention of the Vendors herein, knowing from reliable sources, the Purchaser hereto being a Private Limited Company proposed to purchase the aforesaid portion of schedule of lands and after a thorough discussion, searching, bargain verbally well, the marketable consideration/sell price has been fixed and settled by and between the Vendors and the Purchaser at Rs. 2,00,000/- (Rupees Two Lacs) only in respect of the schedule mentioned piece of land measuring 06-1/2 Decimals as 5/8th portion of 11 Decimals out of 62 Decimals of Salt land land corresponding to GA (Form) C-10 to be the same a little more or less, more fully described in the schedule heretobelow written also and the Vendors herein accepting the proposal of the Purchaser hereto as the present highest marketable sell price/consideration in respect of the 5/8th share of land measuring 06-1/2 Decimals i.e. 04 Cents to be the same a little more or less, Salt land, comprised in R.S.Dag No. 421 appertaining to R.S. Khatian No. 171 at Bahadur Banagram under Banagram Anchal Panchayat, S.L.No. 16, District Collectorate Fousi Nos. 3, 4, 5, Pargana Khaspur, Revenue Survey No. 30 within the jurisdiction of the Office of Additional District Sub-Registrar at Bahadur, and District Registrar at Alipore, Police Station Bahadur, District South 24 Parganna, West Bengal of which total value/consideration settled at Rs. 2,00,000/- (Rupees Two Lacs) only and the Vendors hereto have received and acknowledged the

For Amrits Developers Ltd

Contract No. 100/2017

Authorised Signatory



receipt of the aforesaid total consideration money in respect of the schedule mentioned lands measuring 01 Cattaas recorded as Salt land, as described hereinafter, from the Purchaser hereto immediately on or before the execution and registration of this Deed of Conveyance as per Memo of Consideration written hereinafter.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the said verbal agreement and in consideration of Rs. 2,00,000/- (Rupees Two Lacs) only paid by the Purchaser to the Vendors hereto in respect of total consideration/sell price of the schedule mentioned salt lands hereunder written immediately on or before execution and registration of this Deed of Conveyance (the receipt whereof the Vendors BOTH HEREBY ADMIT and acknowledge as per Memo of Consideration) hereunder written well and the Vendors hereto BOTH HEREBY forever release, acquit, exonerate, discharge, sell, convey, transfer, assign, secure and dispose of ALL THAT piece and parcel of lands measuring 06-1/2 Cattaas as 5/8th share out of 11 Decimals of the total area of 62 Decimals, recorded as Salt land and corresponding 4 (Four) Cattaas, be the same a little more or less, contained in R.S. Dec No. 421 appertaining to M.S. Khatian No. 173 at Mouza Banagron under Banagron Taluk Panchayat, J.L. No. 15, District Collectorate Poust Nos. 3, 4, 5, Pargana S.M. No. Regence Survey No. 30 within the jurisdiction of the office



Contd. / 9.

For Amrit Developers LLP

[Signature]
Authorized Signatory

of Additional District Sub-Registrar at Bishnupur, District Registrar at Alipore, Police Station Bishnupur, District South 24 Parganas, free from all encumbrances alongwith all easement rights including the user rights of common passage for free ingress and egress to and from the schedule of land which is more fully and particularly described in the Schedule hereunder written or **HOMSDAY'S CERTIFICATE** at the said landed property now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished **TOGETHER WITH** all paths, passages, ways, roads, drains, ditches, hedges, bushes, water, water courses and all other former and ancient right, title, right, liberties, benefits, privileges, advantages, easements, appurtenances and appurtenances whatsoever to the said landed property situated and belonged to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversions or reversioners, remainder or remainders and the rents, issues and profits thereof **A N D** all the estate right, title, interest, claims and demands whatsoever both at law and in equity of the Vendor hereto into or upon the said schedule of land and every part thereof **A N D** all the deeds, partitions, agreements, writings, evidences, title whatsoever relating to or concerning the said landed property and every part thereof which now are or may hereafter be in the custody, power, control or possession of the Vendor or any person or persons from whom the said Vendor may procure the same marked by



For Ansh Developers LLP

(Signature)
Authorized Signatory

lawful action or suit TO HAVE AND TO HOLD, POSSESS AND ENJOY the said landed property so to be unto the said Purchaser absolutely forever free from all encumbrances, and the Vendor do hereby covenant with the Purchaser that NOTWITHSTANDING any act, deeds, things, matters whatsoever made, done, executed or knowingly suffered to the contrary the Vendor now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey and sell the said landed property hereby sold or expressed or intended so to be sold and to the use of the said Purchaser in the manner as aforesaid and delivered vacant and peaceful possession of the schedule mentioned lands to the Purchaser hereto simultaneously with the execution of these presents.

A N D the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the schedule mentioned lands or every part thereof and pay the revenues and other impositions payable for the schedule mentioned lands hereto to the appropriate Government Authority upon getting its name duly mutated in the office of the S.D. & L.R.O. concerned as well as in the office of Sanagrah Anchal Panchayat and to receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever of any person or persons lawfully or equitably claiming from under or in trust for the Vendor and of Akamp their predecessors-in-title and that free and clear



For Anandis Developers Pvt. Ltd.

A. Anandis

freely and clearly and absolutely qualified, excepted, discharged, saved harmless and keep the purchaser indemnified from or against all charges, estates, encumbrances created by the Vendors or any of their predecessors-in-title and that free from all encumbrances whatsoever which or suffered by the Vendors or any person or persons lawfully or equitably claiming, as aforesaid.

FURTHER the Vendors and all persons having lawfully or equitably claiming any estate or interest upon the said landed property or every part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the costs and request of the Purchaser do and execute or cause to be done or executed all such acts, deeds, things, matters and assurances whatsoever for further and more perfectly assuring and conveying the said landed property to and unto the Purchaser hereto as shall or may be reasonably required.

A N D the Vendor hereto further declares hereby that the lands hereby sold, if acquired, subsequently by the State Government or by any public body or found requisitioned for under any scheme or alignment later on in that event the Vendors hereto shall be liable for the same.



A N D the Vendors hereto further declare hereby

For Amrita Devarajam LLP

Contd. ...

Amrita Devarajam LLP

that the lands hereby sold has neither been previously leased out, mortgaged, sold nor in any way encumbered and there is no attachment in any manner whatsoever and there is no case, suit or proceeding is made or pending with any Court of Law elsewhere against the said schedule of lands and the schedule landed property is not distressed property nor sold in auction and no notice has yet been served upon the Vendors for acquisition or requisition of the schedule property or any part thereof by the L.A. Department or any other Government Authority, and if any of the statements, covenants made hereinafore is found to be false, untrue or there is any defect in title, detected hereafter, the Vendors shall be liable for all of the same.

AND the Purchaser hereby shall henceforth peacefully and quietly hold, possess and enjoy the rents, issues and profits derivable from and out of the aforesaid purchased schedule of lands without hindrance, interruptions or disturbances from or by the Vendors or any person or persons claiming through or under trust and interruption or disturbances by any other person or persons whatsoever.

A B C all the rents, revenues and other impositions payable in respect of the schedule land hereby sold have been fully paid by the Vendors and if any portion

For Amritis Developers Pvt. Ltd. Dated.../13.


Authorized Signatory



of such be found to have been remained unpaid for the period upto the date thereof the same shall be decreed to be the liability of the Vendors and realisable from the Vendors herein.

I N D that the Vendors hereto hereby promised and assured that if any error or omission is required in this Deed of Conveyance later on that may be rectified by the Vendors herein or by their respective legal heirs at the costs and requests of the Purchaser hereto and the Supplementary Deed or Rectification Deed or Deed of Declaration may be registered by the Vendors in favour of the Purchaser hereto free of any remuneration as and when it may be registered for.

SCHEDULE OF LAND AS REFERRED TO ABOVE

ALL THAT piece and parcel of Revenue paying Collectorate lands measuring an area of 06-1/2 Decimals corresponding to 04 (Four) Cottages be the same or little more or less as 5/11th share out of 11 Decimals 1 or 1/5th thereof total landed area of 62 Decimals, recorded as Jali land, comprised in H. No. 421 appertaining to H. S. Station No. 174 at Mouza Changanam under Panagram Anchal Panchayat, Dist. No. 10 District Collectorate Toust Nos. 3, 4, 5, Pargana Khatyot Revenue Survey No. 30 within the jurisdiction of the Office of Assistant District Sub-Registrar at Changanam.



Anitha Developers LLP

Authorized Signatory

District Registrar at Allpore Police Station Bishnupur,
 District South 24 Parganas, along with all easement rights,
 liberties, appurtenances, free from all encumbrances, liens,
 attachments, lispendences, claims, demands and/or charges
 whatsoever including the user right of common passers for
 free ingress and egress to and from the schedule of lands
 which is further more fully and clearly shown in the sketched
 Map or Plan annexed herewith delineated with RED Ink/Colour
 border line which shall deemed to be the Part and Parcel of
 this Deed of Conveyance of which revenue is to be paid to
 the District Collectorate, South 24 Parganas at Allpore in
 favour of the Office of Government of the State of West
 Bengal at Rs. 02.00 (Rupees Two) only per annum. This
 Schedule of land is presently used for agriculture and the
 same is buttet and bounded in the following manner :-

ON THE NORTH : R.S- Dag NO - 421
ON THE SOUTH : R.S - Dag No - 421
ON THE EAST : R.S - Dag No - 421
ON THE WEST : R.S. - Dag no - 421



For Amities Development

2010... 2010

Authorized Signatory

IN WITNESS WHEREOF the Vendors hereto have set and subscribed their respective hands and Signatures & Left Thumb Impressions hereunto, the day, month and year first written above.

SIGNED, SEALED AND DELIVERED at Allpore, Kolkata-700 027 in presence of the following WITNESSES :-

1. Bapi Mondal
C/o-Chandi Ch. Mondal
Vill-Sohabam bagicha
P.O-Muchisla
P.S-Moda Khali
Dist-24 Pgs (S)

2. Madhus Mondal
Dakshin Kyrakhat,
Bishnupur
24 Pgs (S)

1. *[Signature]*

2. *[Signature]*

3. *[Thumb Impression]* *[Signature]*

4. *[Thumb Impression]* *[Signature]*

5. *[Signature]*

SIGNATURES OR LEFT THUMB IMPRESSIONS OF THE VENDORS



Contd....P.16.

For Anil's Developers LLP

Authorized Signatory

MEMO OF CONSIDERATION

RECEIVED of and from the aforementioned purchaser the within mentioned sum of Rs. 2,00,000/- (Rupees Two Lacs) only on this day as full and final payment of the total consideration money of the schedule mentioned said lands sold by this Deed of Conveyance in the following manner: -

By Banking Cheque/Draft Nos. 107947 ^{dated} 107946, 107950, 107949, 107948 ^{dated - 19/1/03} drawn on Central Bank of India New Road, Alipore, Calcutta-17 in favour of vendors

(RUPRES TWO LACS ONLY)

Rs. 2,00,000.00

WITNESSES:

- 1. Bapi Mondal
- 2. Shankar Mondal

- 1. [Signature]
- 2. [Signature]
- 3. [Signature]
- 4. [Signature]
- 5. [Signature]

Drafted by me:

Bhairab Chakrabarti
Advocate,
Alipore Criminal Court,
Kolkata: 700 027.
Regd. No. F-1706/1925/03

Typed by:

T. Chatterjee
Typist,
Alipore Criminal Court,
Kolkata: 700 027.

SIGNATURES ON LEFT SIDE
IMPRESSIONS OF THE VENDOR



For And on behalf of

[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

tested the finger prints
H. S. G. S. G. S. G.
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












tested the finger prints
[Signature]
Signature














For Amrita Developers
[Signature]
Authorized Sign

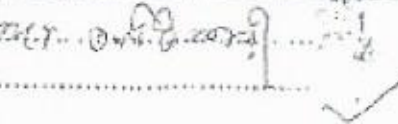
		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Signature: 







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

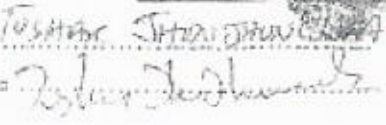
Signature: 

		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: 

For Amrita...
 Authority...

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 1 to 27
being No 01162 for the year 2010.




(Dulal Chandra Saha) 25-February-2010
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal

For Amite Developers

Auth. and Sign.

