

03517

1/4021/2010

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भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत



INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 998175

Certified that the document is drafted
in accordance with the provisions of
the Registration Act 1908 and
is a part of our documents.

J(1) R. 280.00
J(2) R. 300.00

R. 550.00

Realised on 21/5/10

21/5/10

24/5/10
Sub Registrar
i.e. Registrar U/S 7 (2) of
Registration Act 1908
General, South 24 Parganas
DEED OF CONVEYANCE

1. Date: 21st May, 2010

2. Place: DSR-IV, ALIPORE

3. Parties:

3.1 GAZI AMAN ULLA ALIAS AMAN GAZI, son of Late Giyas Uddin Gazi, residing at Village and Post office Amgachia, Police Station Bishnupur District 24, Parganas (South) (Vendor, includes successors-in-interest)

And

1/4021/2010
8876/10
5-50 R.
Paich.
6400.00

21/5/10
13

पश्चिमबङ्ग पश्चिम बंगाल
WEST BENGAL

Handwritten signature


 NAME _____
 AGE _____
 SEX _____
 - 7 MAY 2010
S. CHATTERJEE
 Licensed Sign. Vendor
 C.C. Court
 22-3, N. S. Roy Road, Kof-1

7 MAY 2010

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21/5/10

District Sub-Registrar-IV
Alipore, South-4-Palghana

Handwritten signature

Shuman Gopi



921

Shuman Gopi



Gopi das Chatterjee
 S/o-Lt R.N. Acharya
 Add- Bishampur
 24 Pgs (A)

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21/5/10

District Sub-Registrar-IV
Alipore, South-4-Palghana



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

Endorsement For Deed Number : I - 04029 of 2010
(Serial No. 03517 of 2010)

On 21/05/2010

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17.50 hrs on :21/05/2010, at the Private residence by Gazi Aman Ulla Alias Aman Gazi,Executant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 21/05/2010 by

1. Gazi Aman Ulla Alias Aman Gazi, son of Lt. Giyas Uddin Gazi , Amgachia, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : ---

Identified By Bapi Das Adhikary, son of Lt. R.n. Adhikary, Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: ---.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 24/05/2010

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 6589/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 24/05/2010

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.-600000/-

Certified that the required stamp duty of this document is Rs.- 30010 /- and the Stamp duty paid as: Impresive Rs.- 50/-


Deficit stamp duty

Deficit stamp duty Rs. 30010/- is paid, by the draft number 045467, Draft Date 21/05/2010, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 24/05/2010

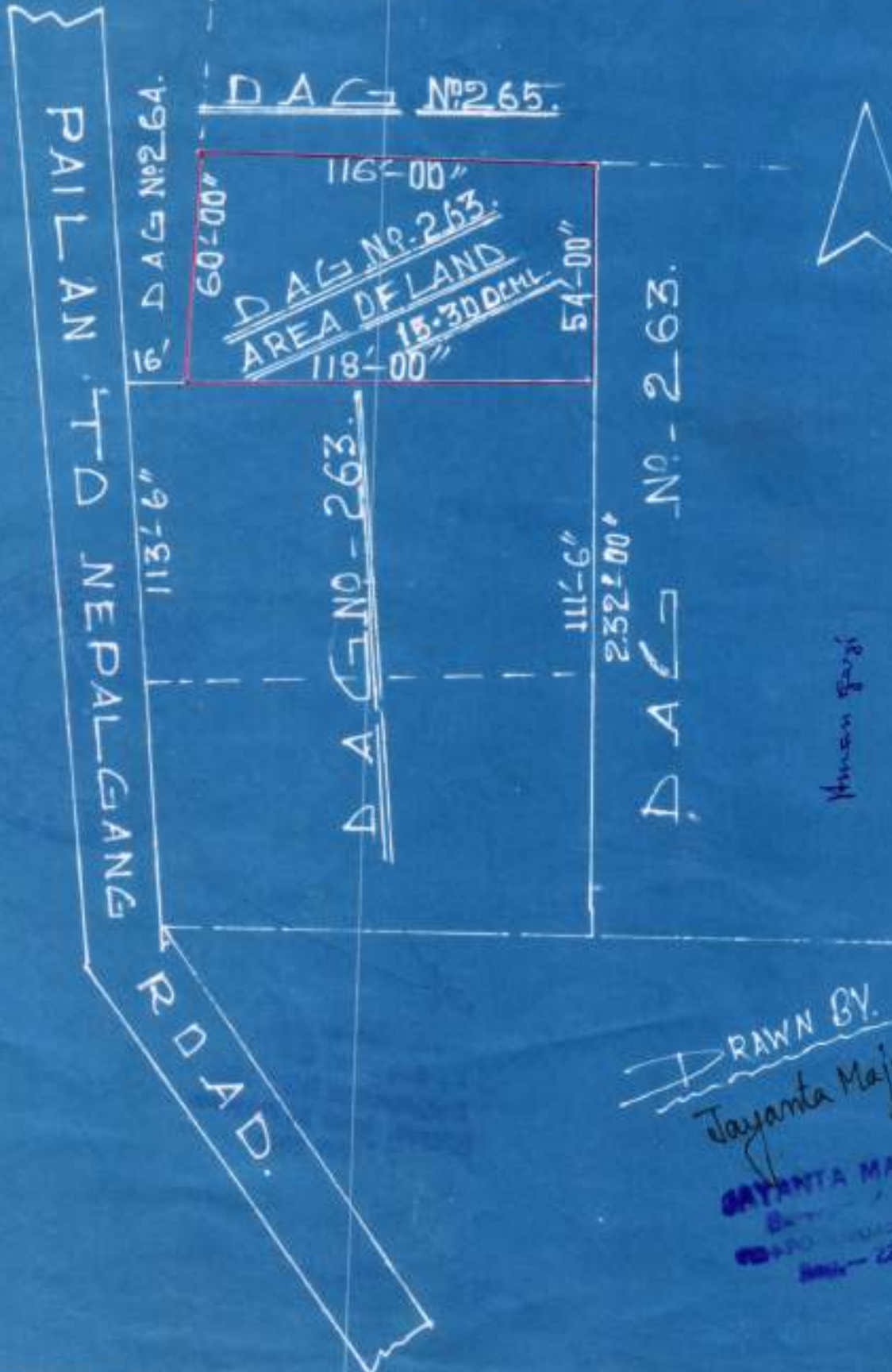


(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

AT MOUZA AMLAHIA. J.L N^o. 93.
 DAG N^o. 263 (P) KHN^o. P. 488 (L.R)
 P.S. BISHNUPUR. DIST. SOUTH 24 PGS.
 AREA OF LAND - 15.30 DEML. OR
 09.26 KHATHA SHOW IN RED
 LINE  SCALE. 40' = 1'

VENDOR SIG.



DRAWN BY.
 Jayanta Majumder
 15-05-10
 JAYANTA MAJUMDER
 Surveyor
 P.O. BISHNUPUR, DIST. SOUTH 24 PGS.
 Phn - 225 (B.T.)

- 3.2 **SYMPHONIC VANIYA PRIVATE LIMITED**, having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013 (**Purchaser**, includes successors-in-interest and/or assigns).

Vendor and Purchaser, collectively **Parties**.

NOW THIS CONVEYANCE WITNESSES:

4. Subject Matter of Conveyance:

- 4.1 **Said Land** : Land measuring **15.30** (fifteen point three zero only), decimal, comprised in R.S. /L.R. Dag No. 263, R.S. Khatian 936 corresponding L.R. Khatian No. 488, in Mouza Amgachia, J.L. No. 93, Touzi Nos. 85, 87 and 94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24,Parganas (South), (**Said Land**), described in the **Schedule** below

5. Representations, Warranties and Covenants of the Vendor:

5.1 Representations, Warranties and Covenants on Chain of Title:

- 5.1.1 **Ownership of Gazi Giyas Uddin** : Gazi Giyas Uddin was the sole and absolute Owner of the Land measuring 63 (sixty three), decimal, comprised in Dag No. 263, Khatian No. 936 in Mouza Amgachia, J.L. No. 93, Touzi Nos. 85, 87 and 94 , R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24,Parganas (South) and name of the Gazi Giyas Uddin is the recorded in the Parcha (Records of Rights) which have been prepared under the chapter VII of the West Bengal Land Reforms Act. (Act I, of 1956) as per final publication done by Block Land and Land Reforms Officer (**Mother Land**).
- 5.1.2 **Deed of Gift (Heba Bill Aktiyar Nama)**: By a Deed of Sale in Bengali language dated 13th December, 1984, registered in the office of the Additional District Sub-Registrar, Bishnupur, and 24 Parganas (South), in Book No. I, Being No. 8144 for the year 1984, Gazi Giyas Uddin sold the Mother Land to Gazi Aman Ulla, Kamal Gazi and Gazi Sahid Ulla, thus the Gazi Aman Ulla, Kamal Gazi and Gazi Sahid Ulla became the Joint Owners of the Mother Land.

- 5.1.3 **Deed of Partition** : By a Deed of Partition dated 18th March, 2010, registered in the office of the DSR-IV, Alipore in Book No. I, Volume No. 8, Pages 864 to 877 being Deed No. 02066 for the year 2010 between Gazi Aman Ulla, Kamal Gazi and Gazi Sahid Ulla, Gazi Aman Ulla got Land measuring 21 (twenty one), decimal, comprised in Dag No. 263, Khatian No. 936, in Mouza Amgachia, J.L. No. 93, Touzi Nos. 85, 87 and 94 , R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24,Parganas (South) and name of the Gazi Aman Ulla is the recorded in the Parcha (Records of Rights) which have been prepared under the chapter VII of the West Bengal Land Reforms Act. (Act I, of 1956) as per final publication done by Block Land and Land Reforms Officer [Land].
- 5.1.4 **Ownership of Vendor**: In the circumstances aforesaid, the Vendors is the sole and absolute owner of the Land measuring 15.30 decimal comprised in comprised in Dag No. 263, Khatian No. 936, in Mouza Amgachia, J.L. No. 93, Touzi Nos. 85, 87 and 94 , R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24,Parganas (South) [Said Land] the joint and undisputed owners of the Said Land.
- 5.1.5 **True and Correct Representations**: The Vendor is the undisputed sole and absolute owner of the Said Land, such ownership having been acquired in the manner stated in Clauses 5.1.1 to 5.1.4 above, the contents of which are all true and correct.
- 5.2 **Representations, Warranties and Covenants on Encumbrances**:
- 5.2.1 **No Acquisition/Requisition**: The Vendor has not received any notice from any authority for acquisition or requisition of the Said Land and declare that the Said Land is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.
- 5.2.2 **No Encumbrance by Act of Vendors**: The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Said Land or any part thereof can or may be impeached, encumbered or affected in title.

5.2.3 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Land to the Purchaser.

5.2.4 **Free from all Encumbrances:** The Said Land is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, bargadars Income Tax Attachment, Financial Institution charges and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendors' predecessors-in-title and the title of the Vendor to the Said Land is free, clear and marketable.

5.2.5 **No Personal Guarantee:** The Said Land is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.6 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Land or any part thereof.

6. **Background:**

6.1 **Agreement to Sell and Purchase:** The Vendor has approached and offered to sell the Said Land and the Purchaser, based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively **Representations**), has agreed to purchase the Said Land.

7. **Transfer:**

7.1 **Conveyance:** The Vendor hereby sells, conveys and transfers to the Purchaser, free from all encumbrances, the entirety of the Vendor right, title and interest of whatsoever or howsoever nature in the Said Land, being land measuring 15.30 decimal more or less comprised in R.S. /L.R. Dag No. 263, R.S. Khatian 936 corresponding L.R. Khatian No. 488, in Mouza Amgachia, J.L. No. 93, Touzi Nos. 85, 87 and 94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry

Office Alipore, District 24, Parganas (South), [Said Land] described in the **Schedule** below.

7.2 **Consideration:** The sale, conveyance and transfer of the Said Land is being made in consideration of a sum of Rs. 6,00,000/- (Rupees Six Lac only) paid to the Vendor, the entirety of which has been received by the Vendor and the Vendors have executed the Receipt and Memo of Consideration below to admits and acknowledge the same.

8. **Terms of Transfer:**

8.1 **Salient Terms:** The transfer being affected by this Conveyance is:

8.1.1 **Sale:** A sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** Absolute, irreversible and perpetual.

8.1.3 **Free from encumbrances:** Free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, bargadars, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights and statutory prohibitions and liabilities whatsoever.

8.2 **Together With:** The transfer being affected by this Conveyance is together with all other rights the Vendors have in the Said Land and all other appurtenances thereto including but not limited to customary and other rights of easements for beneficial use of the Said Land.

8.3 **Subject To:** The transfer being affected by this Conveyance is subject to:

8.3.1 **Indemnification:** Indemnification by the Vendor about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the Purchaser on express indemnification by the Vendor about the correctness of the Vendor title, the Representations and authority to sell, which if found defective or untrue at any time, the Vendor shall, at the Vendors own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.



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Registrar U/s
Registration ACT 1956
South 24 Parganas
21 MAY 2010

- 8.3.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.4 **Delivery of Possession:** Khas, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser, which the Purchaser admits, acknowledges and accepts.
- 8.5 **Outgoings:** All statutory taxes, surcharge, outgoings and levies of or on the Said Land, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.6 **Holding Possession:** The Vendor hereby covenant that the Purchaser shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Land and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendor.
- 8.7 **Indemnity:** The Vendor hereby covenant that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or its successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or its successors-in-interest by reason of any defect in title of the Vendor or any of the Representations being found to be untrue.
- 8.8 **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and/or its successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Land.



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Registrar U/S I
Registration ACT 1908
South 24 Parganas
21 MAY 2010

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**Schedule
(Said Land)
[Subject Matter of Sale]**

All that piece and parcel of Land measuring 15.30 decimal more or less situate within district 24, Parganas, Mouza Amgachia, J.L. No. 93, Touzi Nos. 85, 87 and 94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24, Parganas (South), and delineated in the Plan annexed and bordered in colour **Red** thereon and comprised in the following Dag and Khatian Nos:

| Dag No. | Khatian No. | Classification of Land | Area of total Dag in decimal | Share | Area of Land sold in decimal |
|---------|-------------|------------------------|------------------------------|-------|------------------------------|
| 263 | 488 | Sali | 126 ,decimal | 1666 | 15.30, decimal |

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Land and butted and bounded by in the following manner

Dag No.263 and Khatian No. 488

- On the North** : Dag No. 265
On the South : Dag No. 263[Part]
On the East : Dag No. 263[Part]
On the West : Dag No. 264.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Land.



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Registrar of Companies
Registrar U/S 7 (c)
Registration ACT 1956
Alipore, South 24 Parganas
21 MAY 2010

9. Execution and Delivery:

9.1 In witness whereof the Vendor has executed and delivered this instrument of Conveyance on the date given above.

Aman Gazi

[Vendor]

Witnesses:

1. Dipradas Achary,
S/o - R. N. Achary,
Add- Bishnupur, 24 Pgs (3).
2. Beharish Majumdar
S/o L.T. Santimay Majumdar
Vill. & P.O. Parlan
24 Pgs (3)
3. Mohit Gazi
Son of - Aman Gazi
32. Torui Tacca Road
Kot- 61




Registrar of Companies
Registration ACT 1956
South 24 Parganas
21 MAY 2010

Receipt And Memo of Consideration

Received from the Purchaser the sum of Rs. 6,00,000/- (Rupees Six Lac only) towards full and final payment of the Consideration receivable by the Vendor under this Conveyance, in the following manner:

| Mode. | Date | Bank | Amount (Rs) | Favouring |
|-------|-----------|------------|----------------|--------------------------------------|
| 04262 | 21-5-2010 | ICICI Bank | Rs. 6,00,000/- | GAZI AMAN ULLA ALIAS AMAN GAZI |
| | | | | |
| | | | | |

Aman Gazi
[Vendor]

Witnesses:

1. Bipin Das Adhikary
Ho. No. R. No. Adhikary
2. Mohit Gazi

3. Deharish Majumdar
Ho. No. L.T. - Smti. May Majumdar
V. No. V. P. C. - Parilam, 24 Pgs (S)

Drafted By

Mani Sankar Roychowdhury
Mani Sankar Roychowdhury
Advocate

as per documents produce before me





Sub-Registrar
Registrar U/S 1
Registration ACT 1908
South 24 Parganas
21 MAY 2010












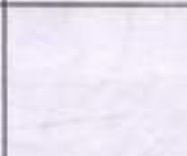
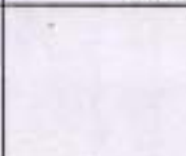
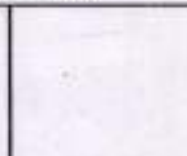
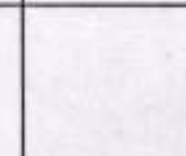
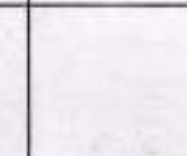
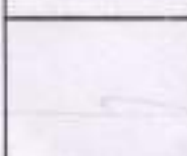

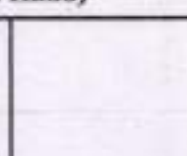
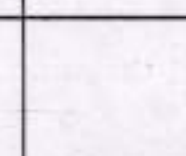
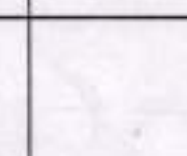

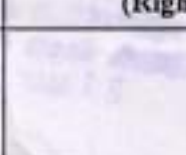
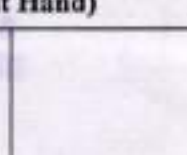
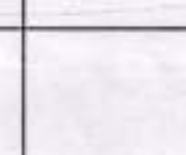
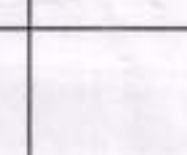
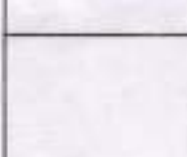
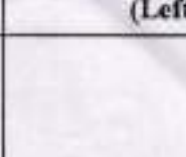
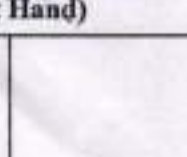
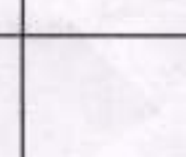
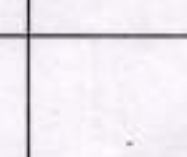
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 3912 to 3925
being No 04029 for the year 2010.




(Dulal Chandrasaha) 24-May-2010
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal

SPECIMEN FORM FOR TEN FINGERPRINTS

| | | | | | | | | |
|--|-------------------|---|---|--|---|---|--|--|
|  | <i>Anwar Gogi</i> |  |  |  |  |  | | |
| | | Little | Ring | Middle | Fore | Thumb | | |
| | | (Left Hand) | | | | | | |
| | |  |  |  |  |  | | |
| | | Thumb | Fore | Middle | Ring | Little | | |
| (Right Hand) | | | | | | | | |
| <p align="center">PHOTO</p> | |  |  |  |  |  | | |
| | | Little | Ring | Middle | Fore | Thumb | | |
| | | (Left Hand) | | | | | | |
| | |  |  |  |  |  | | |
| | | Thumb | Fore | Middle | Ring | Little | | |
| (Right Hand) | | | | | | | | |
| <p align="center">PHOTO</p> | |  |  |  |  |  | | |
| | | Little | Ring | Middle | Fore | Thumb | | |
| | | (Left Hand) | | | | | | |
| | |  |  |  |  |  | | |
| | | Thumb | Fore | Middle | Ring | Little | | |
| (Right Hand) | | | | | | | | |

