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24/6/05  
 12/7/05  
 A 13100  
 10/3/06

M/N = 16288287  
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 A-13100  
 10/3/06

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REGISTRY SUB-REGISTRAR II  
 REGISTRAR U S 7 (2) of  
 REGISTRATION ACT 1908  
 10/3/06

**DEED OF CONVEYANCE**

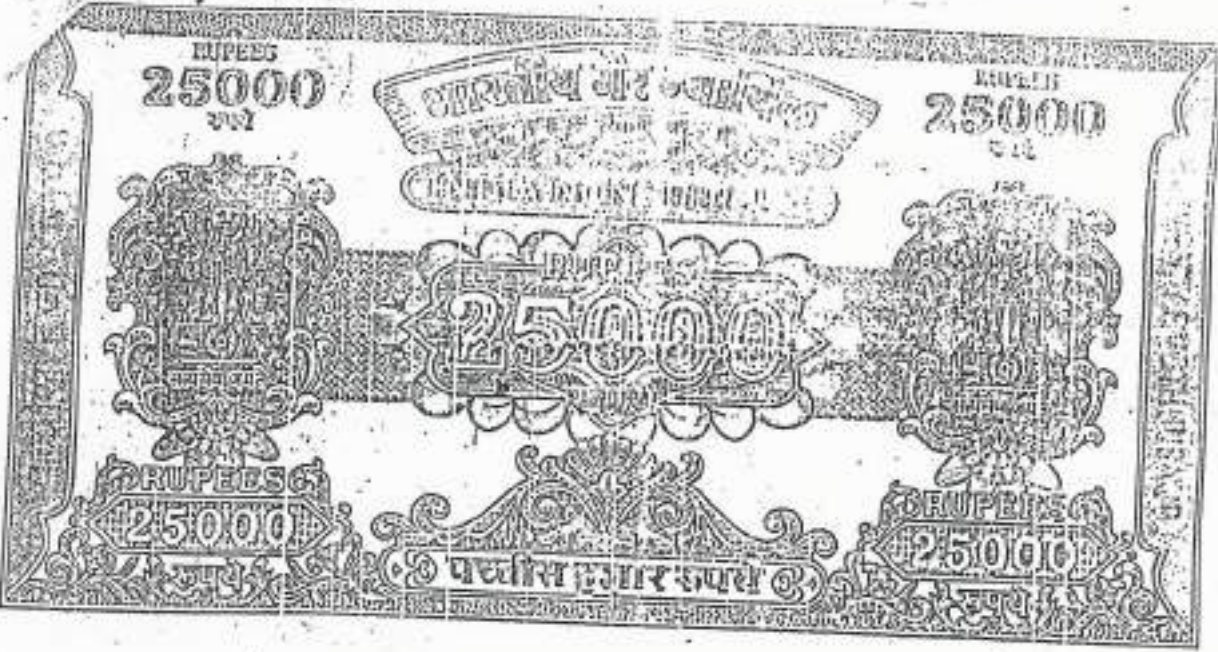
THIS DEED OF CONVEYANCE made on this the 24th day of JUNE in the Christian Era of TWO THOUSAND FIVE BETWEEN (1) SHRI SACHINDRA NATH MANDAL, (2) SHRI JITENDRA NATH MANDAL, both sons of Late Bharat Chandra Mandal, by faith Hindu, by occupation cultivation and residing at Village - Chalk-Raju-Molla, Police 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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 S. N. Mandal  
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 615098



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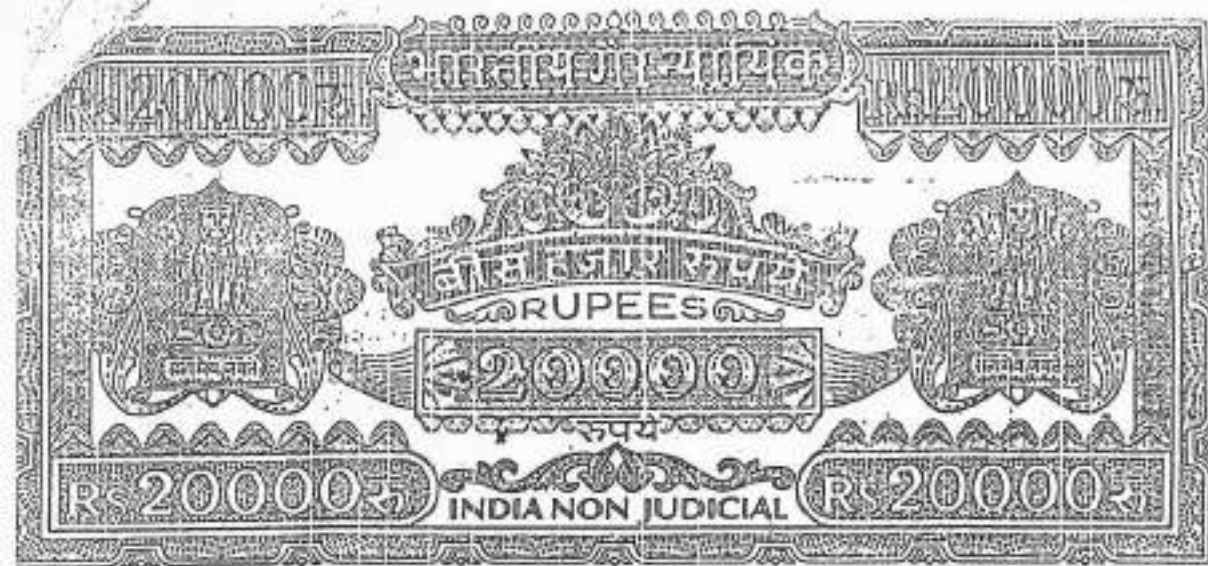
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A N D

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 4<sup>th</sup> 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 Amitis Developers LLP

Authorised Signatory



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186  
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. Krishi Khatian No. 184 at Mouza Banagram, J. L. No. 16, P. S. Bishnupur, District - 1584/1976 24-Parganas (South) by virtue of a registered Deed of Conveyance being No. 1584 for the year 1976 registered in the office of A. D. S. R. Bishnupur on 14<sup>th</sup> 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 Amitis Developers LLP

Authorised Signatory



পশ্চিম বঙ্গ WEST BENGAL

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- 4 -

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 21<sup>st</sup> January, 1975 from one Kalimoni Das of Village - Banagram, Police Station - Bishnupur, District - 24-Parganas (South).

545/1975

AND WHEREAS while thus seized and possessed of the aforementioned piece of Sali land measuring 36-1/2 Decimals comprised appertaining to R. S. Khatlan No. 33 and L. R. Hal Kh. No. Kri 181 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. Khatlan No. 233 and Hal Krishi Khatlan No. 184, both at Mouza Banagram, J. L. No. 16, under 24-Parganas (South), District Collectorate Touzi Nos. 3, 4, 5, Pargana

For Amitis Developers LLP  
Authorised Signatory



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- 5 -

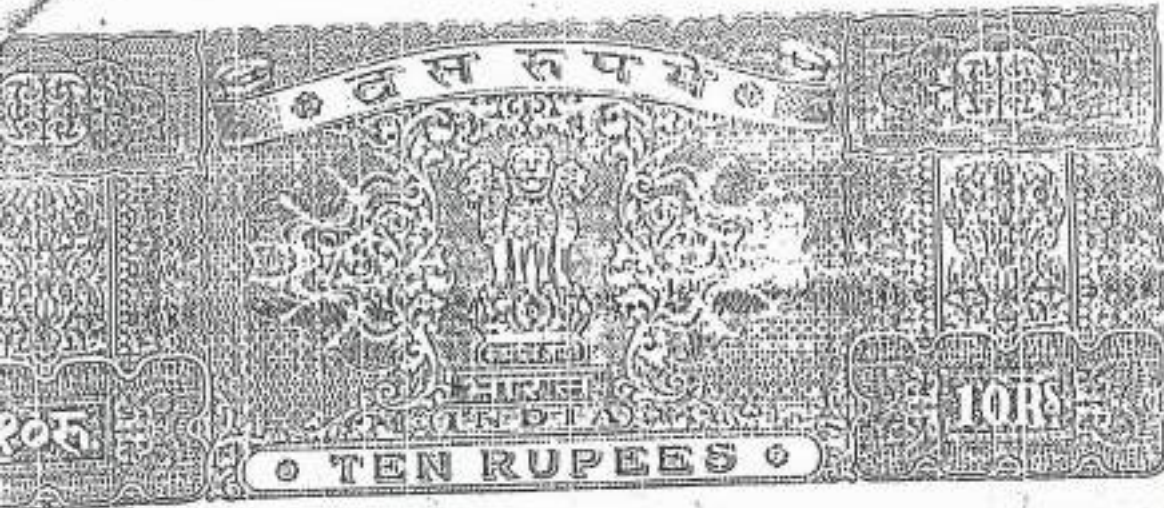
Khaspur, R. S. No. 30 within Banagram Anchal Panchayet and Additional District Sub-Registration Office at Bishnupur, P. S. Bishnupur, District 24-Parganas (South), said sole and absolute the then owner had gifted out the aforesaid total land measuring 76-1/2 Decimals by executing and registering a Deed of Gift being No. 7948 for the year 1983 registered on 1<sup>st</sup> November, 1983 at Additional District Sub-Registration Office at Bishnupur 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 76-1/2 Decimals corresponding to 2 Bighas 6 Cottaks 4 Chittaks 23 Square Feet, be the same a little more or less, comprised in

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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 Krishi 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, Panchayet 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.

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AND WHEREAS at present due to financial crisis as well as urgent need of a lot of money for legal necessities the Vendors hereto 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 hereto 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 R. S. Khatian Nos. 33 and 233 and Part L. R. Dag Nos. 499 and 483 and L. R. Hal Krishi 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 Panchayet and Additional District Sub-Registration Office at Bishnupur, Police

For Amitis Developers LLP

Authorised Signatory

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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 picce 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.

For Amitis Developers LLP

Authorised Signatory

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Dag Nos. 499 and 483 appertaining to R. S. Khatian Nos. 33 and 233 and L. R. Hal Krishi 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 Panchayet and Additional District Sub-Registration Office at Bishnupur, 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 DOTH 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 Cottahs 4 Chittaks 23 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 Panchayet and Additional District Sub-Registration Office at Bishnupur, Police Station - Bishnupur, 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

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whatsoever unto and upon the said scheduled land which is free from all encumbrances charges, liens, dispendences, 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 obstructions 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 heretobefore 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, dispendences, claims and demands 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 acts, rules, provisions of bye-laws which is hereby sold, conveyed and transferred unto and in favour of the

For Amitis Developers LLP

Authorised Signatory

Purchaser hereto by the Vendors herein and the Vendors have not done or knowingly suffered anything whereby the schedule mentioned landed property 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 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 desirably 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 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 mentioned land hereby sold have been fully paid

For Amitis Developers LLP

Authorised Signatory

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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 Collectorate land measuring an area of 76-1/2 Decimals corresponding to 2 Bighas 6 Cottahs of Chittucka 23 Square Feet, be the same a little more or less of Sali land comprised in R. S. Dag Nos. 420 and 411 and Part L. R. Dag Nos. 499 and 483 appertaining to R. S. Khatian Nos. 33 and 233 and L. R. Hal Krishi Khutian 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 Panchayet and Additional District Sub-Registration Office at Bishnupur, Police Station - Bishnupur, District - 24-Parganas (South) along with all easement

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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 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. 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 Nasir

For Amitis Developers LLP  
Authorised Signatory

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

SIGNED, SEALED AND DELIVERED

in presence of the following

WITNESSES:

1.

1. Sachindra Nath Mondal

2. Manabendra Dasgupta

2. श्री प्रदीप ठाकुर मजूमदार

S/o - Sati - Sudhanna Ch. Dasgupta

vill - Ganesh Bahari Seric

P.S. Bishnupur 24 P.O. (Soul)

Signature/LTI of the Vendors.

For Amitis Developers LLP

Authorised 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 schedule mentioned land written in this Deed of Conveyance in the following manner :

1. Paid by Banking Cheque No. 159884 dated 15.06.2005 drawn on Bharati Overseas Bank Ltd in favour of SHRI SACHINDRA NATH MANDAL Rs. 6,00,000.00

2. Paid by Banking Cheque No. 159885 dated 15.06.2005 drawn on Bharati 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. [Handwritten Signature] 1. Sachindra Nath Mandal

2. [Handwritten Signature] 2. [Handwritten Name]

Sp. - Late - Sudhakar Ch. Manu  
Vill - Janesh Lakari Ashia  
P.S. - Bishnurba 2nd by (cut)

Drafted by me : [Handwritten Signature]  
Japan Choudhary Advocate  
Mysore Criminal Court Kolkata - 700027  
Regd No. A/1114/1999.

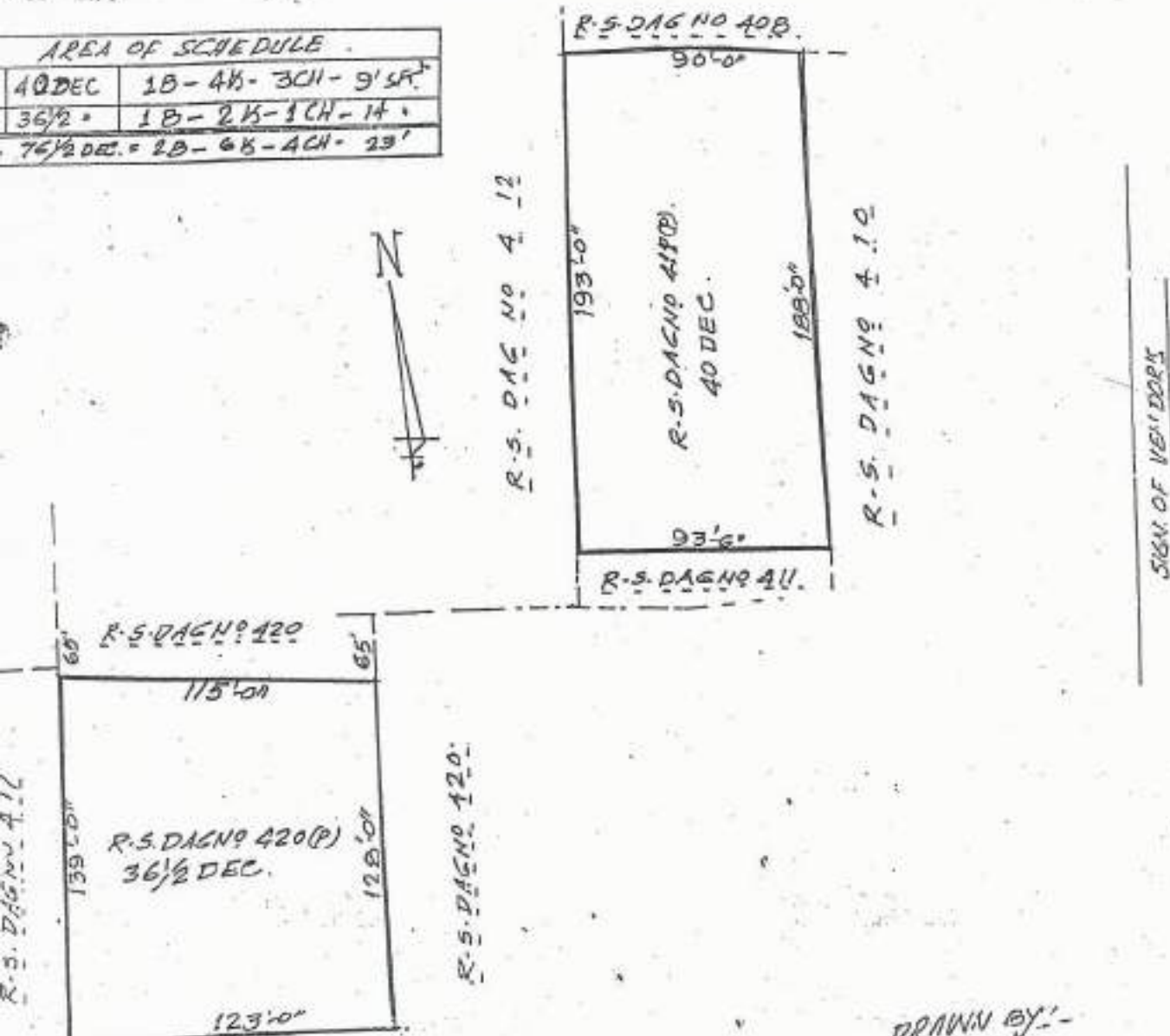
Typed by :  
Bapt Mitheryee, Typist

For Ambis Developers LLP  
Authorised Signatory

SITE PLAN

ZA - BANAGRAM, J.L. NO 16, R.S. NO 80, R.S. KH. NOS. 233 & 33,  
 NO 184, PART OF R.S. DAG NOS 411 & 420, L.R. DAG NOS. 483 & 493,  
 40+36 1/2 = 76 1/2 DEC. (APPX) (2B-6K-4CH-23) P.S. BISHNU PUR.  
 PG 5(5) SCALE: 1" = 50' 10" SHOWN BY RED LINE.

AREA OF SCHEDULE	
40 DEC	1B-4K-3CH-9' 5R <sup>2</sup>
36 1/2	1B-2K-1CH-14'
76 1/2 DEC.	2B-6K-4CH-23'



DRAWN BY:-  
*W. Mulla*  
 NAJIBUL ALI MULLA  
 Draughtsman & Surveyor  
 III & T.O. Khasra D/O, A.P. 2/2(3)  
 Secd. No. 201/1998, Date 22.5.08

For Amitis Developers LLP

Authorised Signatory





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

Signature .....  
 Signature *Sachindra Nath Mondal*



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

Signature .....  
 Signature *Sachin Kumar Singh*



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

Signature .....  
 Signature *Sachin Kumar Singh*

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

PHOTO

For Amitis Developers LLP

Name .....

Authorised Signatory