

05287

11912 (7)

1-01608/06



M/V = 865024/

04BB 092395

2901/1
 A-11/10
 5-15095
 05-03-06
 8576
 13/3/06

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 14th day of 13-03-06
December in the Christian Era of TWO THOUSAND AND FIVE

BETWEEN

For Amitis Developers LLP
 Authorised Signatory

SRI DIPENDRA NATH BAIDYA Alias NASKAR, Son of Late Jogish
 Naskar, by Nationality Indian, by Religion Hinduism; by Occupation
 Cultivation, residing at Village Sarmaster Chalk, Police Station

865024/-
 2901/-

11448171

14/12/05

Sl. No.	31
Sold to Art./Ent.	Oval Developers Pvt. Ltd
Address	15 Bro bazaar rd
No.	152901

14/12/05
24-Dec



1150
20th Dec 05

122043 = 45000
10013 = 3000
10
48010

DIPENDRA NATH BRAIDYA
NASKAR

Dipendra Nath
Baidya
Rajm...
Sain...
P. B...

685

DIPENDRA NATH BRAIDYA
NASKAR

352111...
24 DEC 2005 11:21 AM
...

[Handwritten signature]

Abdul Hammar
Abdul Mozid
Chak Raju malla
P. B...

Abdul Hammar
Spk Abdul Mozid
Chak Raju malla
P.O. Baidya
Dist - (B) 24 Dec 05

For Amitis Developers LLP
Authorized Signatory

[Handwritten signature]



04BB 092396

Bishnupur, District South 24-Parganas in the State of West Bengal, hereinafter called and referred to as the "V E N D O R" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the FIRST 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. NIRMAL K. SHAH, having its registered office at 4th Floor, 15, Brabourne Road, Police Station - Hare Street, Kolkata - 700 001 in the State of West Bengal, hereinafter called and referred to as the "P U R C H A S E R" (which expression shall unless otherwise repugnant to the context be deemed to mean and include its successors, administrators, legal representatives and assigns) of the SECOND PART.

For Amitis Developers
Authorised Signatory



04BB 092397

AND

SMT. SUNDARI NASKAR, Wife of Late Jogish Naskar, by Nationality Indian, by Religion Hinduism, by Occupation House-hold-Work, residing at Village Sarmaster Chalk, Police Station Bishnupur, District South 24-Parganas in the State of West Bengal, hereinafter called and referred to as the "CONFIRMING PARTY" (which expression shall unless otherwise repugnant to the context be deemed to mean and include her heirs, successors, executors, administrators, legal representatives and assigns) of the THIRD PART.

WHEREAS the Vendor herein seized and possessed of otherwise sufficiently entitled a piece of land measuring 32 Decimals as 1/3rd share of the total land measuring an area of 96 Decimals of Sali land comprised in R. S. Dag No. 1 appertaining to R. S. Khatian No. 54 and

For Amits Developers I.L.

Authorised Signatory



Krishi Khatian No. 60 at Mouza Sarmaster Chalk, J. L. No. 17 within the limits of Gram Panchayet, District Collectorate Touzi No. 351-B, Pargana Magura, Revenue Survey No. _____ and Additional District Sub-Registration Office at Bishnupur, Police Station Bishnupur, District South 24-Parganas by way of inheritance and got recorded his name with the Record of Rights as sixteen annas owner thereof free from all encumbrances and paying rents for the same regularly to the Government Authority.

Be it mention here that the aforesaid entire schedule of land measuring 96 Decimals was owned by Jogish Naskar and since after his death his three sons got their names recorded with the Record of Rights for which their mother raised no objection and henceforth she became the Confirming Party showing her acceptance and free hearted consent to sell out the said schedule of land by her son the Vendor herein.

For Amitis Developers LLP

Authorised Signatory



AND WHEREAS at present due to financial crisis as well as urgent need of a lot of money for legal necessities, the Vendor herein has decided and agreed and announced to sell his schedule of Revenue Paying Collectorate land measuring an area of 32 (Thirty-two) Decimals corresponding to 19 Cottahs 5 Chittaks 31 Square Feet, be the same a little more or less, as 1/3rd (3333 portion of 1000) share out of 96 Decimals of Sali land comprised in R. S. Dag No. 1 appertaining to Krishi Khatian No. 60 and R. S. Khatian No. 54 at Mouza Sarmaister Chalk within the limits of Daulatpur Anchal Panchayet, J. L. No. 17 District Collectorate Touzi No. 351-B Pargana Magura, Revenue Survey No. _____ under Additional District Sub-Registration Office at Bishnupur, Police Station Bishnupur, District South 24-Parganas, more fully and particularly described in the Schedule hereunder written free

For Amitis Developers LLP

Authorised Signatory

INDIAN NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

04AA 537919

No. 60 and R. S. Khatian No. 54 at Mouza Sarmaster Chalk within
_____ Anchal Panchayet, J. L. No. 17 and Additional District Sub-
Registration Office at Bishnupur, District Collectorate Touzi No. 351-B
Pargana Magura, Revenue Survey No. _____ Police Station Bishnupur,
District South 24-Parganas transfer by way of sell at Rs. 8,00,000/-
(Rupees Eight lakhs) only and whereas accepting the proposal the
Vendor hereto has received and acknowledged the receipt of the said
total consideration money from the Purchaser on or before the
execution and registration of this Deed of Conveyance as per Memo of
Consideration written hereinbelow.

For Amitis Developers LLP

Authorised Signatory

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the said agreement and in consideration of Rs. 8,00,000/- (Rupees Eight lakhs) only paid by the Purchaser to the Vendor hereto in respect of the total consideration/sell price of the schedule mentioned entire land hereunder written on or before the execution and registration of this Deed of Conveyance (the receipt whereof the Vendor doth hereby admit and acknowledge the same as per Memo of Consideration) hereunder written well and the Vendor hereto DOTH HEREBY forever release, acquit, exonerate, discharge, sell, transfer, assigns and dispose of ALL THAT the piece and parcel of land measuring an area of 32 (Thirty-two) Decimals corresponding to 19 (Nineteen) Cottahs 5 (Five) Chittaks 31 (Thirty-one) Square Feet be the same a little more or less of Sali land comprised in R. S. Dag No. 1 appertaining to Krishi Khatian No. 60 and R. S. Khatian No. 54 at Mouza Sarmaster Chalk within Daulatpur Anchal Panchayet, J. L. No. 17 under District Collectorate Touzi No. 351-B Pargana Magura; Revenue Survey No. _____ and Additional District Registration Office at Bishnupur, Police Station Bishnupur, District South 24-Parganas 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 of land which is more fully and particularly described in the Schedule hereunder written.

AND the Vendor hereto further DOTH HEREBY grant, convey, sell, transfer, assign, assure, dispose of absolute unto and in favour of the Purchaser hereto ALL THAT the said piece of land measuring 32 (Thirty-two) Decimals corresponding to 19 (Nineteen) Cottahs 5 Chittaks 31 Square Feet; be the same a little more or less of Sali land free from all

For Amitis Developers LLP
 Authorised Signatory



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

THAT the Vendor hereto covenant hereby that NOTWITHSTANDING anything heretobefore done or suffered to the contrary the Vendor hereto to have good and absolute right, title, possession, interest, claims and authority to convey the schedule mentioned land hereunder written well which is free from all encumbrances, charges, liens, lispendences, claims, 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 act, rules, provisions or bye-laws which is hereby sold, conveyed and transferred unto and in favour of the Purchaser hereto by the Vendor herein and the Vendor has not done or

For Amitis Developers LLP

Authorized Signatory

knowingly suffered against anything whereby the schedule of landed property may be encumbered, stake, affected or impeached in estate, title or otherwise.

AND the Vendors hereto shall and will at all times indemnify and keep indemnified and harmless the Purchaser herein 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 reasons of any defect, deficiency which may be found or detected in right, title, interest or possession in the schedule of 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 hindrance, interruption or disturbances from or by the Vendor or any other person or persons claiming through or under trust for the Vendor 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 of land hereby sold have been fully paid by the Vendor 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 Vendor and realisable from the Vendor.

For Amitis Developers LLP

Authorised Signatory

THAT the Vendor hereby promised and assured that the Vendor 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 by the Purchaser for the better or 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 32 (Thirty-two) Decimals corresponding to 19 (Nineteen) Cottahs 5 (Five) Chittaks 31 (Thirty-one) Square Feet be the same a little more or less of Sali land comprised in R. S. Dag No. 1 appertaining to Krishi Khatian No. 60 and R. S. Khatian No. 54 at Mouza Sarmaster Chalk within Daulatpur Anchal Panchayet, J. L. No. 17 District Collectorate Touzi No. 351-B Pargana Magura Revenue Survey No. _____ Additional District-Sub-Registration Office at Bishnupur, Police Station Bishnupur, District - South 24-Parganas along with all easement rights, liberties, appurtenances, liens, dependencies, along with easement rights including user right of common passage for free ingress and egress to and from the schedule of land and the same is further more fully and clearly shown in the sketched Map or Plan annexed herewith delineated with RED Border Line which shall be deemed to be the part and parcel of this Deed of Conveyance of which rent to be paid to the District Collectorate, South 24-Parganas at Allpore in favour of the Office of the Government of the State of West-Bengal @ Rs. 06.60 Paise only per annum and the same is butted and bounded in the following manner :

For Amitis Developers LLP
 Authorised Signatory

ON THE NORTH : Land of J. S. Dag No. 502 (High Breed)

ON THE SOUTH : Land of R. S. Dag No. 3

ON THE EAST : Land of R. S. Dag No. 2

ON THE WEST : Land of R. S. Dag No. 3

IN WITNESS WHEREOF the Vendor, the Purchaser and the Confirming Party 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:

2.

SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASER

SIGNATURE/LTI OF THE CONFIRMING PARTY

For Amotis Developers LLP

Authorized Signatory

MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of Rs. 8,00,000/- (Rupees Eight lakhs) only on this day as full and final payment of Sell/Consideration Money of the schedule mentioned lands sold by this Deed of Conveyance in the following manner :-

By Banker's Cheque No. 053669 dated Rs. 8,00,000.00
14.12.2005, drawn on Bharat Overseas
Bank Limited, in favour of "Dipendra Nath
Baldya"

(RUPEES EIGHT LAKHS ONLY)

Rs. 8,00,000.00

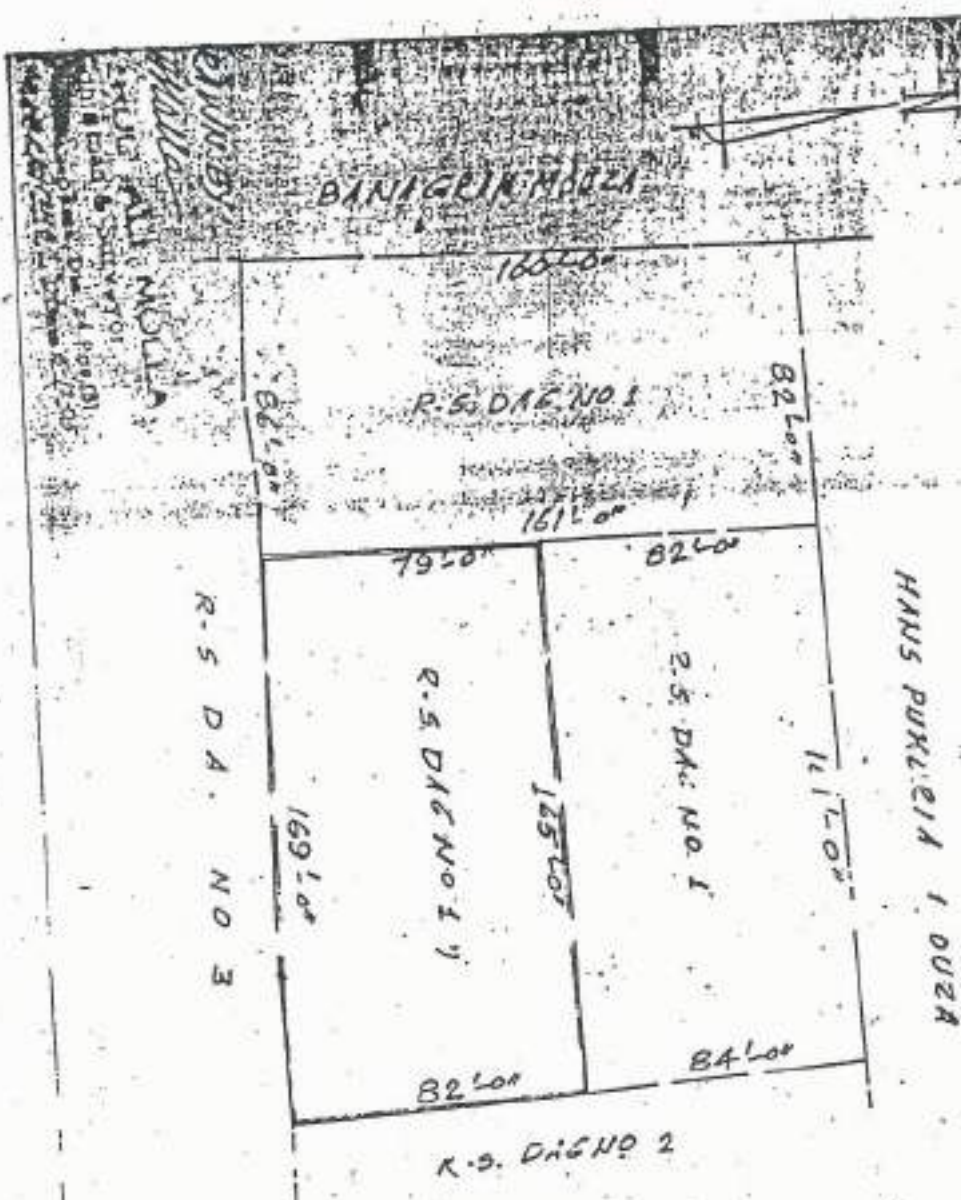
WITNESSES:

1. Abdulhamid
6/10 - N - 46 Dml
Kozhikode - Vill. Chak
Rajm. mally
21st Dec 2005
22nd Dec 2005 (5)
23rd Dec 2005
24th Dec 2005
25th Dec 2005
26th Dec 2005
27th Dec 2005
28th Dec 2005
29th Dec 2005
30th Dec 2005
31st Dec 2005
Drafted by me.
Tapan Chakraborty
(TAPAN CHAKRABORTY)
ADVOCATE,
Criminal Court, Alipore,
Kolkata : 700 027.

DIPENDRA NATH BAIDYA
KASKAR
SIGNATURE OF THE VENDOR

For Amitis Developers LLP
Authorised Signatory

Typed by: *Bapi Halder*
Alipore Police Court



AREA MOUZA - SAKHASTE P. CHAK
R.S. CH. NO. 54. L. 2 KH. 10 60. 1
DI. AREA - 32 DEC. 19K. 57H. 91'
MOUZA - MAP AREA - 31 DEC (10K.
P.S. BISHNU PUR. DIST. 24 PGS)

SITE PLAN
J.L. NO 17. R.S. 10 327.
ART OF R.S. DAG N. 1.
SPEER RECORD. BU - AS PER.
2CH. 27 SFT. MORE (PLEASE).
CALE. 1 = 50' 10' SHO QUADY REDLINE.

For Amitis Developers LLP

Authorised Signatory

SIGN. OF VENDOR'S



Little finger of Left hand



Ring finger of Left hand



Middle finger of Left hand



Fore finger of Left hand



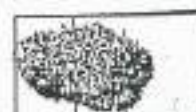
Thumb of Left hand



Thumb of Right hand



Fore finger of Right hand



Middle finger of Right hand



Ring finger of Right hand



Little finger of Right hand

DIPENDRA NATH BAIDYANASKAR
Attested the finger prints

Signature



Little finger of Left hand



Ring finger of Left hand



Middle finger of Left hand



Fore finger of Left hand



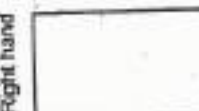
Thumb of Left hand



Thumb of Right hand



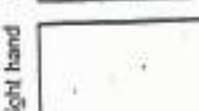
Fore finger of Right hand



Middle finger of Right hand



Ring finger of Right hand



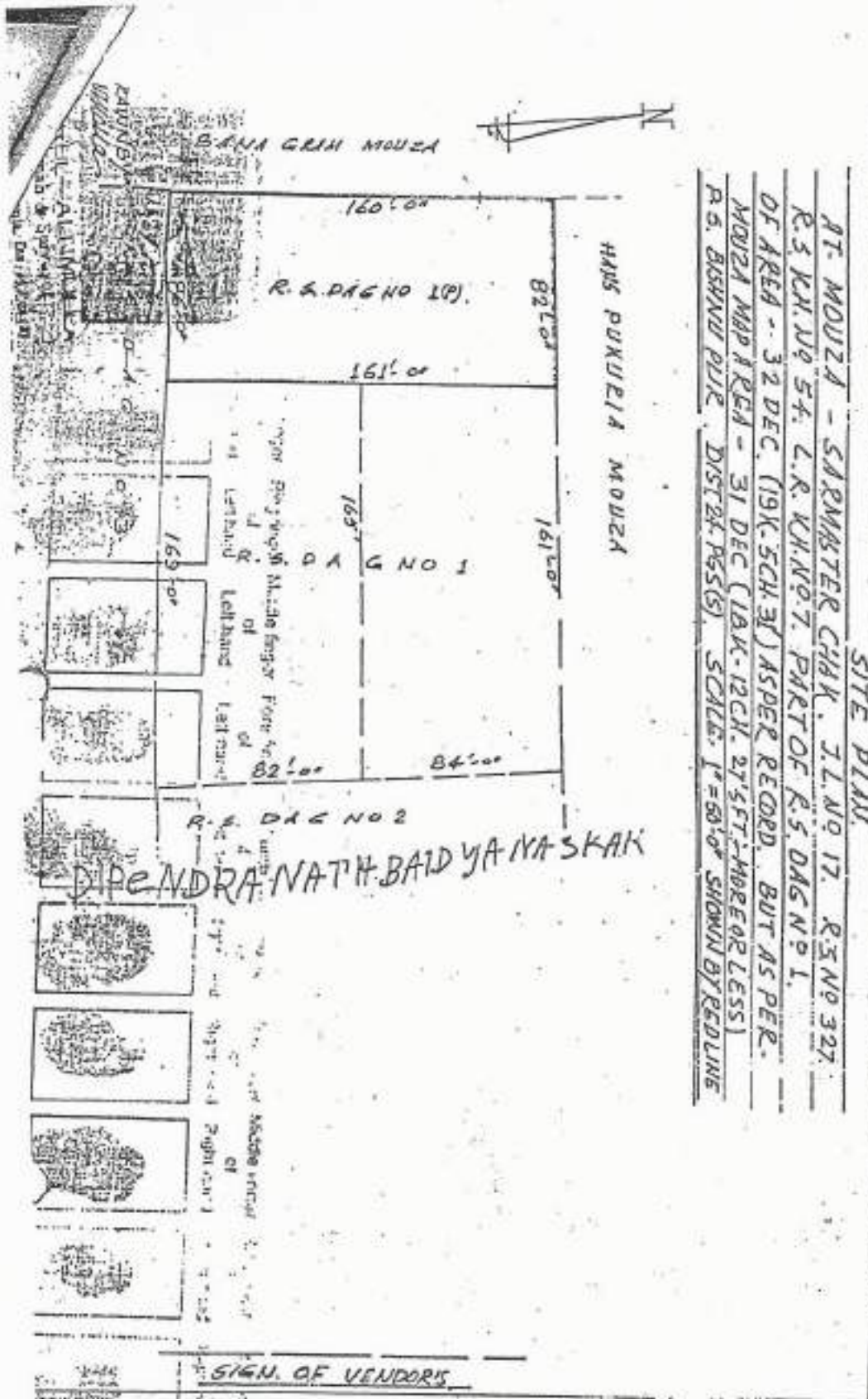
Little finger of Right hand

MOHIT
Attested the finger prints

Signature Director

For Amitis Developers LLP

Authorised Signatory



DIPENDRA NATH BAIDYANASKAR
 attested the finger prints
 Signature

OVAL DEVELOPERS PVT. LTD.
 Attested the finger prints
 Signature: Nalot Director.

For Amitis Developers LLP
 Authorised Signatory

MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of Rs. 8,00,000/- (Rupees Eight lakhs) only on this day as full and final payment of Sell/Consideration Money of the schedule mentioned lands sold by this Deed of Conveyance in the following manner :-

By Banker's Cheque No. 053669 dated 14.12.2005, drawn on Bharat Overseas Bank Limited, in favour of "Dipendra Nath Baidya"

Rs. 8,00,000.00

(RUPEES EIGHT LAKHS ONLY)

Rs. 8,00,000.00

WITNESSES:

1. *Asdul Hameed*
6/10 - N - P & Dmk
Mazid - Vill - Chak
Rajin Mulla
Dist. Panchajanya
24 Paragan (3)
21st 23rd 25th 27th 29th 31st
21st 23rd 25th 27th 29th 31st
21st 23rd 25th 27th 29th 31st

DIPENDRA NATH BAIDYA
NASKAR
SIGNATURE OF THE VENDOR

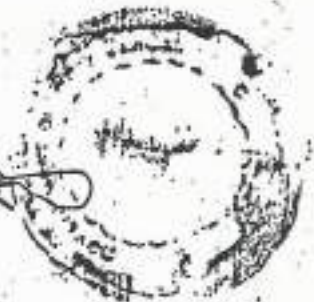
Drafted by me.
Tapan Chakraborty
(TAPAN CHAKRABORTY)
ADVOCATE,
Criminal Court, Alipore,
Kolkata : 700 027.

Typed by: *Aspi Haldar*
Alipore Police Cant
Kal-27.

For Amitis Developers LLP
Authorised Signatory



SYMETRICAL HOW-HEUNSTHAR II
REGISTRAR U S 7 (2) O
REGISTRATION ACT 1908
" 34-Paranang Govt "



SYMETRICAL HOW-HEUNSTHAR II
REGISTRAR U S 7 (2) O
REGISTRATION ACT 1908
" 34-Paranang Govt "

26. 6. 6.

613
6. 10
6. 1608
6. 35
6. 06