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11301/11



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N/c- 3054/11

L 420031

Certified that the Document is admitted to Registration. The Signature Sheet and any enclosures thereto attached to this document are the part of this Document.

*S. S. Sanyal*  
*19.12.11*



Additional Registrar of Assurances, Kolkata

*24/12/11*

24.12.11

**THIS INDENTURE** made this 22<sup>nd</sup> day of December Two Thousand Eleven **BETWEEN (1) ARINDAM DUTTA**, son of the Late Anil Chandra Dutta, residing at C-321, Mouza Sadatpur, J.L. No.89, Tata Bearing Complex 4 No. Kalaikunda Kharagpur Local Midnapore-721 301, Police Station Midnapore, **AND (2) ANINDITA NASKAR**, wife of the Sujoy Naskar, residing at 69/T/17, Prince Anwar Shah Road, Charu Market, Kolkata-700 033, Police Station Tollygunge, represented by their constituted attorney **MANIRUL SHAIKH**, son of Kasem Ali Shaikh, residing at Bade Hooghly, Malancha Mahinagar, Police Station Sonarpur, District South 24-Parganas, hereinafter jointly referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to

*S. S. Sanyal*  
*19.12.11*

18 NOV 2011

VICTOR MOSES & CO.  
Advocates & Solicitors  
No. 5, Old Post Office Street,  
Kolkata-700011

177707

18 NOV 2011  
S. CHATTERJEE  
Licensed Stamp Vendor  
C. C. Chen  
247, H. S. Road, New Market

Samin Das



6778C

IVORY COMPLEX PVT. LTD.

Samin Das

Director / Authorised Signatory

IVORY ENCLAVE PVT. LTD.

Samin Das

Director / Authorised Signatory



6779C

Manind Shain as  
Constituted attorney of  
Anindam Dutta and  
Anindita Naskar.

Susil Ray  
50 Salt Lake Road  
6. and 7th floor - Block 2  
Kolkata - 700011



Additional Registrar  
District - I, Kolkata  
22 DEC 2011

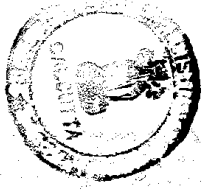
the subject of context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND (1) IVORY COMPLEX PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 55/1A, Strand Road, Police Station Jorabagan, Kolkata-700 006, having PAN AACCI7763D, AND **(2) IVORY ENCLAVE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 55/1A, Strand Road, Police Station Jorabagan, Kolkata-700 006, having PAN AACCI7759M, both represented by their Authorised Signatory namely **SAMIR DAS**, son of the Late Phani bhusan Das, residing at 3/91, Sucheta Nagar, Police Station Kasba, Kolkata-700 078, hereinafter jointly referred to as the **PURCHASERS** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their successor or successors-in-interest and assigns) of the **OTHER PART**:

**WHEREAS :**

A. One Bhundul Sheikh was lawfully seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 22 Sataks be the same a little more or less situate lying at Mouja Bada Hooghly J.L. No.80, Revenue Survey No.222, Touzi Nos.121/122 comprised in C.S. & R.S. Dag No.1365 appertaining to C.S. & R.S. Khatian No.520 Police Station Sonarpur in the then District of 24 Parganas (hereinafter referred to as **the said entire land**).

B. By a Bengali Kobaala (Deed of Sale) dated the 12<sup>th</sup> day of May 1967 made between the said Bhundul Sheikh therein referred to as the Vendor of the One Part and one Bipin Behari Pal therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Sonarpur in Book No.I Volume No.74 Pages 44 to 45 Being No.4223 for the year 1967 the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That **the said entire land** more fully and particularly described in the Schedule thereunder written absolutely and forever.

C. By another Bengali Kobaala (Deed of Sale) dated the 7<sup>th</sup> day of August 1967 made between the said Bipin Behari Pal therein referred to as the Vendor of the One Part and one Manjusree Dutta therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.102 Pages 264 to 266 Being No.7968 for the year 1967 the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That **the said entire land** more fully and particularly described in the Schedule thereunder written absolutely and forever.



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ՊԱՐԿԱՆԱԿԻ ԳՆԱԿԱԿԱՆ  
ԿԵՆՏՐՈՆ

*[Handwritten signature]*

*[Faint, illegible text, likely a letter or official document]*

D. By another Bengali Kobala (Deed of Sale) dated the 18<sup>th</sup> day of February, 1989 made between the said Manjusree Dutta therein referred to as the Vendor of the One Part and one Liyakat Ali Mistri alias Liyakat Ali Chanda alias Liyakat Mistri therein referred to as the Purchaser of the Other Part and registered with the Additional District Sub-Registrar Sonarpur in Book No.I Volume No.19 Pages 89 to 96 Being No.900 for the year 1989 the Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 11 Sataks be the same a little more or less out of the said entire land more fully and particularly described in the Schedule thereunder written absolutely and forever (hereinafter referred to as **the said Liakat's land**).

E. The said Manjusree Dutta who was governed by the Dayabhaga School of Hindu Law died intestate leaving him surviving his only son namely Arindam Dutta and his only daughter Anindita Naskar ( the Vendors herein) as his only heirs and legal representatives who upon his death jointly inherited the undivided  $\frac{1}{2}$  part or share in **the said entire land**.

F. Thus the Vendors herein became seized and possessed of and/or otherwise well and sufficiently entitled to All That the undivided piece and parcel of land containing an area of 11 Sataks be the same a little more or less situate lying at Mouja Bade Hooghly J.L. No.80 Touzi Nos.121/122 comprised in C.S., R.S. & L.R. Dag No.1365 appertaining to C.S. & R.S. Khatian No.520 and L.R. Khatian No.607 within the ambit of Pol Ghat Gram Panchayet Police Station Sonarpur District South 24-Parganas (hereinafter referred to as **the said land**).

G. By a Power of Attorney dated the 12th day of December, 2011 registered with the Additional District Sub-Registrar Sonarpur in Book No.IV, CD Volume No.4, Pages 5097 to 5105, Being No.02498 for the year 2011, the Vendors herein have jointly appointed the said MANIRUL SHAIKH son of Kasem Ali Shaikh as his true and lawful Attorney to act do and perform the certain acts deeds and things therein mentioned in respect of **the said land**.

H. The Vendors herein have agreed to sell and the Purchasers have agreed to purchase All That **the said land** free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature at or for a consideration of Rs.10,00,000/- (Rupees Ten Lacs only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs.10,00,000/- (Rupees Ten Lacs only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them



APPROVED  
CALIFORNIA STATE BOARD OF EDUCATION  
J. R. DEAN, JR.  
CHIEF OF BUREAU

*[Handwritten signature]*

doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchasers and the said land) the Vendors do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the Purchasers **All That** the undivided piece and parcel of land containing an area of 11 Sataks be the same a little more or less situate lying at Mouja Bade Hooghly J.L. No.80 Touzi Nos.121/122 comprised in C.S., R.S. & L.R. Dag No.1365 appurtenant to C.S. & R.S. Khatian No.520 and L.R. Khatian No.607 within the ambit of Poi Ghat Gram Panchayet Police Station Sonarpur District South 24-Parganas, more fully and particularly described in the **Schedule** hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as **the said land**) **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all areas sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof Together With all deeds, pattaahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendors or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby sold granted, conveyed, transferred assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchasers absolutely and forever and the Vendors do and each of them doth hereby covenant with the Purchasers **THAT NOTWITHSTANDING** any act, deed or thing by the Vendors or their predecessors-in-title done or executed or knowingly suffered to the contrary the Vendors are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendors have now in themselves good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid **AND** the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them **AND** that free and clear and freely and

NATIONAL REGISTER  
JOURNALIST KOLKATA  
2050 2011





clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid AND further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required.

**THE SCHEDULE ABOVE REFERRED TO :**

ALL THAT the undivided piece and parcel of land containing an area of 11 Sataks be the same a little more or less situate lying at Mouja Bade Hoochly J.L. No.80 Teuzi Nos.121/122 comprised in C.S., R.S. & L.R. Dag No.1365 appertaining to C.S. & R.S. Khatian No.520 and L.R. Khatian No.697 within the ambit of Pol Ghat Gram Panchayet, Police Station Sonarpur, District South 24-Parganas, and butted and bounded as follows:-

- ON THE NORTH : By Dag No.1364;
- ON THE EAST : By Dag No.1365 (P);
- ON THE SOUTH : By Dag No.1351 and
- ON THE WEST : By Dag Nos.1366 & 1367

COMMERCIAL BANK OF INDIA  
MADRAS  
2 DEC 1911

*[Handwritten signature]*



IN WITNESS WHEREOF the Vendors have hereunto set and subscribed their respective hands and seal the day month and year first above written.

**SIGNED SEALED AND DELIVERED** by the **VENDORS** at Kolkata in the presence of:

Sunil Ray,  
6.001 Park Road S,  
Kolkata - 700001.

*Rama Shankar Advait*  
(REK #A CH/05A)  
Advocate  
High Court Calcutta

*Manind Ghose, as  
Constituted attorney of  
Anindam Dutta and  
Anindita Nayak.*

**SIGNED SEALED AND DELIVERED** by the **PURCHASERS** at Kolkata in the presence of:

Sunil Ray

*Rama Shankar Advait*

**IVORY COMPLEX PVT. LTD.**

*Samin Das*  
Director / Authorized Signatory

**IVORY ENCLAVE PVT. LTD.**

*Samin Das*  
Director / Authorized Signatory

**Drafted by:**

*Rama Shankar Advait*  
(REK #A CH/05A)  
Advocate  
High Court Calcutta

RECEIVED  
M. J. BROWN  
FEBRUARY 21 1954



**RECEIVED** of and from the within-named Purchasers the within-mentioned sum of Rs.10,00,000/- (Rupees Ten Lacs only) being the full consideration money as per Memo below:-

**MEMO OF CONSIDERATION**

DATE	CHEQUE/CASH	BANK/BRANCH	AMOUNT
22.12.2011	By Cash	Paid to	5,00,000/-
22.12.2011	By Cash	Paid to	5,00,000/-
		<b>TOTAL :</b>	<b>Rs 10,00,000/-</b>

(RUPEES TEN LACS ONLY).

**WITNESSES:**

Susil Roy



Monind Saha as  
Constituted attorney of  
Anindita Nasir and  
Anindita Nasir.

ASSISTANT SECRETARY  
GENERAL INVESTIGATION  
DEPARTMENT  
4 FEB 1971

3





Government Of West Bengal  
Office Of the A.R.A.-I KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 11301 of 2011  
(Serial No. 10156 of 2011)

On

Payment of Fees:

On 22/12/2011

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

Presented for registration at 14.40 hrs on 22/12/2011, at the Private residence by Samir Das, Claimant.

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

Execution is admitted on 22/12/2011 by

1. Samir Das  
Authorised Signatory, Ivory Complex Pvt. Ltd., 55/1 A, Strand Road, CALCUTTA, Thana-Jorabagan, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006.

Authorised Signatory, Ivory Enclave Pvt. Ltd., 55/1 A, Strand Road, CALCUTTA, Thana-Jorabagan, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006.  
, By Profession : Others

Identified By Sujit Ray, son of Lt. M. M. Ray, 6, Old Post Office Street, CALCUTTA, Thana-Hare Street, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001, By Caste: Hindu, By Profession: Service.

**Executed by Attorney**

Execution by

1. Manirul Shaikh, son of Kaseem Ali Shaikh, Bade Hooghly, Malancha Mahinagar, CALCUTTA, Thana-Sonarpur, District-South 24-Parganas, WEST BENGAL, India, P.O. :- By Caste Muslim By Profession: Others, as the constituted attorney of 1. Arindam Dutta 2. Arindita Nasker is admitted by him.

Identified By Sujit Ray, son of Lt. M. M. Ray, 6, Old Post Office Street, CALCUTTA, Thana-Hare Street, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001, By Caste: Hindu, By Profession: Service.

( Sadhan Chandra Das )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 23/12/2011

**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.-1000000/-

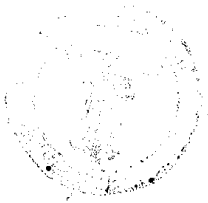
Certified that the required stamp duty of this document is Rs.- 50020/- and the Stamp duty paid as: Impressive Rs - 100/-



Additional Registrar  
of Assurances-I, Kolkata  
24 DEC 2011

( Sadhan Chandra Das )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Endorsement Page 1 of 2

24/12/2011 12:06:00







Government Of West Bengal  
Office Of the A.R.A.-I KOLKATA  
District:-Kolkata

Endorsement For Deed Number : 1 - 11301 of 2011  
(Serial No. 10156 of 2011)

(Sadhan Chandra Das )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 24/12/2011

**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 : 23,5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 0/-, on 24/12/2011

Amount by Draft

Rs. 11087/- is paid , by the draft number 338781, Draft Date 21/12/2011, Bank Name State Bank of  
India, Specialised Insti Bkg Kolkata, received on 24/12/2011

( Under Article : A(1) = 10989/- , E = 14/- , J = 55/- , M(a) = 25/- , M(b) = 4/- on 24/12/2011 )

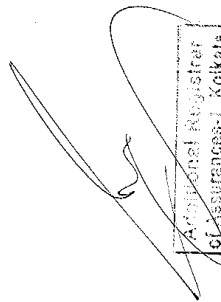
**Deficit stamp duty**

Deficit stamp duty Rs. 50020/- is paid 33878021/12/2011 State Bank of India, Specialised Insti. Bkg  
Kolkata, received on 24/12/2011

( Sadhan Chandra Das )

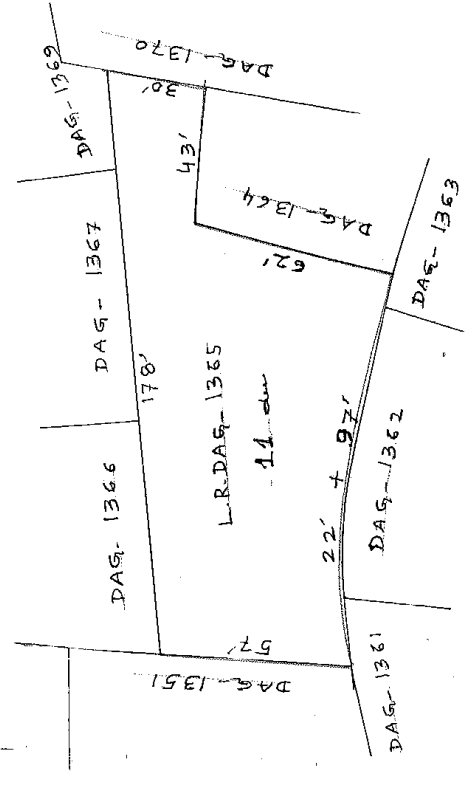
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



  
ADDL. REGISTRAR  
OF ASSURANCES-I, Kolkata  
24 DEC 2011



MOUZA - BADEHUGLI, T.L.NO. 80 SITE PLAN  
 P.S. SONARPUR, DIST-24 PG5(5)  
 L.R. DAG NO - 1365  
 AREA - 11 aca  
 COLOUR - RED BORDER  
 SCALE 1" = 33'



Manind Shain, as  
 Constituted attorney of  
 Anindam Dutta and  
 Anindita Nayak.

DRAWN BY  
 Ushu Mondal Mondal  
 17.07.2011

SURVEYOR-PLANNER  
 L.R. SURVEY CENTRE  
 Subudhipur Middle Road  
 Barugur, Kolkata-700144  
 L.No.-25/Surveyor/B.M./2007

IVORY COMPLEX PVT. LTD.  
 Samin Datta  
 Director / Authorized Signatory

IVORY ENCLAVE PVT. LTD.  
 Samin Datta  
 Director / Authorized Signatory

Addressal Registrar  
of Professional Kolkatas  
2000 2001



*[Handwritten signature]*

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 25  
Page from 2409 to 2421  
being No 11301 for the year 2011.



(Sadhan Chandra Das) 27-December-2011  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A.-I KOLKATA  
West Bengal





=====

DATED THE 22<sup>nd</sup> DAY OF DECEMBER, 2011

=====

BETWEEN

ARINDAM DUTTA & ANR

AND

... VENDOR

IVORY COMPLEX PRIVATE LIMITED &

ANR

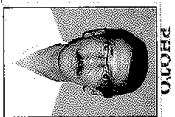
... PURCHASERS

CONVEYANCE

VICTOR MOSES & CO.,  
SOLICITORS & ADVOCATES,  
6, OLD POST OFFICE STREET,  
KOLKATA-700 001.



**SPECIMEN FORM FOR TEN FINGER PRINTS**



PHOTO

*Samir Das*



*Manish Chatterjee, a  
Certified Attorney at  
Law, 2000, 2002 and  
2004, New York.*

PHOTO	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
PHOTO	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					

ADDITIONAL REGISTRAR  
OF A. P. REGISTRAR, KOLKATA  
2.000.000

