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MV = 1600000/-

12/05

REGISTRATION AND
 RECORDS DEPARTMENT
 GOVERNMENT OF WEST BENGAL
 KOLKATA

17/5/11
 4/-
 28/-
 7/-
 17628/-

REGISTRATION AND
 RECORDS DEPARTMENT
 GOVERNMENT OF WEST BENGAL
 KOLKATA
 10/3/06

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 15th day of
December in the Christian Era of TWO THOUSAND FIVE :
 BETWEEN

M/S. HIGH BREED INTERNATIONAL SALES & SERVICE, a Propri-
 etorship Firm, having its Registered Office at 56 Lower

Amritia Developers LLP
 Authorised Signatory Range, Kolkata - 700 019 within Police Station Ballygunge



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14/11/05

Avatar Developers Pvt Ltd

15 B7a Connaught Place

12/11/05

14/11/05



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		<u>96010</u>

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DISTRICT REGISTRAR U.S. 7(2) REGISTRATION ACT 1908

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For Avatar Developers LLP

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DISTRICT REGISTRAR U.S. 7(2) REGISTRATION ACT 1908





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of Sri Nani Gopal Sen, (4) SRI DEBASHIS SEN, (5) SRI SANDIP SEN, both sons of Sri S.N.Sen and (6) MRS. ANURADHA SEN, Wife of Sri Ganesh Chandra Sen, all by Nationality Indian, by Religion Hinduism, by Occupation Business and all are residing at ANANDA NIKETAN, 76, Diamond Harbour Road, P.O. Joka, Kolkata : 700 104 within Police Station Thakurpukur, in the District of South 24 Parganas, who are now represented by their nominated, constituted and appointed True And Lawful ATTORNEY namely YUNUS ALI NASKAR, Son of Daud Ali Naskar, by Nationality Indian, by Religion Islamism, by Profession Business, and residing at Village : Nawabad, Police Station : Bishnupur, District : South 24 Parganas, West Bengal, on the strength of a Registered General Power of Attorney being No. 179 for the year 2005 Registered at District Sub-Registration Office at Alipore, hereinafter collectively called and referred to as the "V E N D O R S"

Amrit Developers LLP

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(which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the 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. NIRMAL K. BANA, having its Registered Office at 4th Floor, 15, Brabourne Road, Police Station Hare Street, 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, administrators, legal representatives and/or assigns) of the OTHER PART :

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For Oval Developers LLP





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WHEREAS One Sri Sushabhan Sarker, son of Late Upendra Nath Sarker, resident of 9B, Santosh Mitra Square, Police Station Muchipara, Kolkata : 700 012, was originally seized and possessed of otherwise well and sufficiently entitled to the landed property (1) measuring 33 Decimals, be the same a little more or less, out of 130 Decimals of Sali land comprised in R.S.Dag No. 423 appertaining to R.S.Khatian No. 115 at Mouza Banagram within the Anchal of Rasapunja Gram Panchayat, J.L.No. 16, District Collectorate Tonsi Nos. 3, 4, 5, Pargana Khaapur, Revenue Survey No. 30 within the jurisdiction of the then District Sub-Registration Office at Bishnupur under Police Station Bishnupur, District South 24 Parganas by virtue of a Deed of Conveyance Being No. 8963 for the year 1963 from _____ and others resident of Village Banagram, Police Station Bishnupur, District South 24 Parganas, registered in the

For Amits Developers LLP

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Office of the then District Sub-Registrar at Bishnupur on 18/09/1983 and recorded in Book No. F, Volume No. 82, Pages 160 to 163 free from all encumbrances and thereafter the same had been mutated in his name with the Records of Right and paid the revenue for the same to the Government regularly.

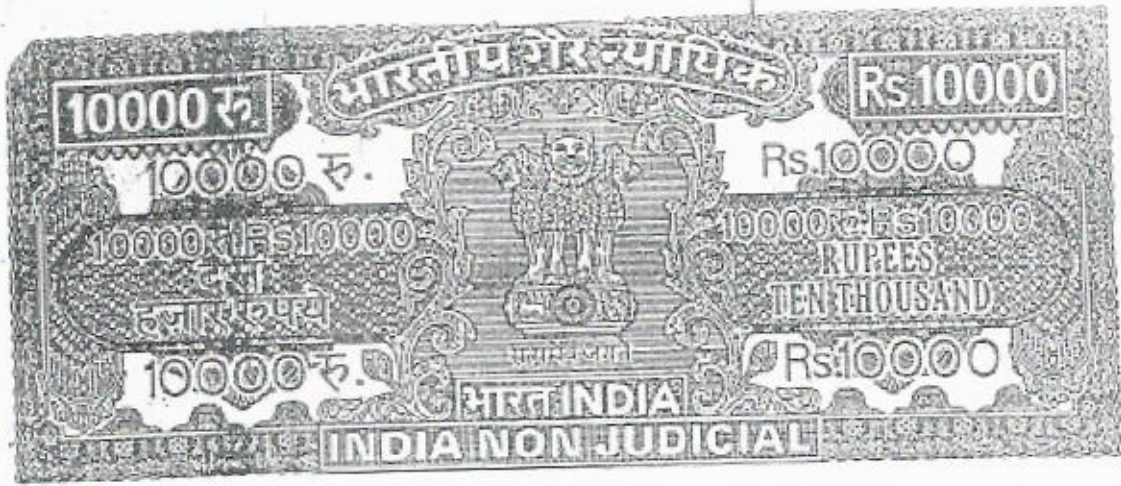
AND WHEREAS said Sri Sushabhan Sarkar and his same blood brother namely Sri Sujit Sarkar jointly seized and possessed of otherwise well and sufficiently entitled to the landed property measuring 139 Decimals, be the same a little more or less out of 154 Decimals of Sali land comprised in R.S.Dag No. 414 appertaining to R.S.Khatian No. 118 at Mouza Banagram within the Anchal of Raasapunja Gram Panchayat, J.L.No. 16, District Collectorate Touzi Nos. 3, 4, 5, Fargana Khaspur, Revenue Survey No. 30

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For Amatis Developers LLP


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under the jurisdiction of the then District Sub-Registration Office at Bishnupur, Police Station Bishnupur, District 24 Parganas by way of purchase by virtue of a Deed of Conveyance Being No. 7390 for the year 1963 from Marijan Bibi and Others resident of Village Chalk-Raju-Molla, Police Station Bishnupur District South 24 Parganas registered in the office of the then District Sub-Registrar at Bishnupur and recorded in Book No. 1, Volume No. 65, Pages 246 to 249 free from all encumbrances.

AND WHEREAS thereafter while the abovenamed two sameblood brothers had jointly been seized and possessed well of the aforesaid schedule of land measuring 139 Decimals, they had sold out 69 Decimals and thus said Sri Sushabhan Sarker owned and possessed of the land (2) measuring 35 Decimals out of the balance (139 Less 69) 70 Decimals of said land comprised in R.S.Dag No. 414 appertaining to R.S.Khatian No. 118 at

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Mouza Banagram within the Anchal of Masapunja Gram Panchayet, J.L.No. 16, District Collectorate Touzi Nos. 3, 4, 5, Pargana Khaspur, Revenue Survey No. 30 within the jurisdiction of the then District Sub-Registrar Office at Bishnupur, Police Station Bishnupur, District 24 Parganas by virtue of the said Deed of Conveyance Being No. 7390 for the year 1963 purchased from Marijan Bibi and others, resident of Village Chalk-Raju-Molia, Police Station Bishnupur, District South 24 Parganas, registered in the office of the then District Sub-Registrar at Bishnupur and recorded in Book No. I, Volume No. 66, Pages from 246 to 249 free from all encumbrances.

AND WITREAS said Sri Sushabhan Sarker while thus absolutely seized and possessed of otherwise well and sufficiently entitled to the said land (1) measuring 33 Decimals comprised in R.S.Dag No. 423 appertaining to R.S.Khatian No. 115 and

For Amitis Developers LLP

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(2) measuring 35 Decimals comprised in R.S.Dag No. 414 appertaining to R.S.Khatian No. 118 ; totalling of which (33 + 35) 68 Decimals of Sali land at Mouza Banagram within the Anchal of Basapunja Gram Panchayat, J.L.No. 18, District Collectorate Touzi Nos 3, 4, 5, Pargana Khaspur, Revenue Survey No. 30, presently under the jurisdiction of Additional District Sub-Registration Office at Bishnupur, Police Station Bishnupur, District South 24 Parganas, free from all encumbrances, said Sri Sushabhan Sarkar transferred the same in favour of M/s. HIGH BREED INTERNATIONAL SALES AND SERVICE, the present Vendor herein by way of sale by virtue of a registered Bengali Deed of Sale Being No. 00576 for the year 2003 registered in the office of the Additional District Sub Registrar at Bishnupur on the _____ day of JULY, 1999 and confirmed on the 19th February, 2003 which is recorded there

For Amrita Developers LLP

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शुद्धि/सुधारण परिपत्र नं. 10/2017 WEST BENGAL

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-in in Book No. I, Volume No. _____ Pages from 1736 to 1737 &
free from all encumbrances.

AND WHEREAS the present Vendors namely M/S. HIGH BREED INTER-
NATIONAL SALES AND SERVICE thus became absolutely seized and
possessed of ALL THAT piece and parcel of Sali land (1) mea-
suring 35 Decimals comprised in R.S.Dag No. 423 appertaining
to R.S.Khatian No. 115 and Sali land (2) measuring 35 Decimals
comprised in R.S.Dag No. 414 appertaining to R.S.Khatian No.
116 ; totalling of which 68 (Sixty-eight) Decimals of Sali
land, be the same a little more or less, lying and situated
at Mouza Banagram within the Anchal of Kasarpunja Gram Panchayet

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For Ananta Developers LLP


Ananta Developers LLP



J.L.No. 16, District Collectorate Touxi Nos. 3, 4, 5,
 Parkana Khaspur, Revenue Survey No. 30 within the jurisdic-
 tion of Additional District Sub-Registration Office at
 Bishnupur, Police Station Bishnupur, District South 24-
 Parganas and paying the revenue for the same regularly to
 the Collectorate, South 24 Parganas and sufficiently entitled
 to the said land messuage, tenements, hereditaments TOGETHER
WITH independently holding peaceful use, enjoyment and posses-
 sion and occupation of the Vendor.

AND WHEREAS the said Vendor - M/S. HIGH BREED INTERNATIONAL
SALES AND SERVICE, being a Proprietorship Firm represented
 by its Proprietors namely (1) SRI TUSHAR KANTI SEN, (2) SRI
SUNIL KUMAR SEN, (3) SRI MOLIN SEN, (4) SRI DEBASHIS SEN,
 (b) SRI SANDIP SEN AND (6) MRS. ANURADHA SEN who for the
 well being manage, deal, supervise and preserve the above-
 mentioned lended property have nominated, constituted and
 appointed one namely YUNUS ALI NASKAR, Son of Daud Ali
 NASKAR, resident of Village Nawabad, Police Station Bishnu-
 pur, District South 24 Parganas, West Bengal as its/their
 True And Lawful ATTORNEY to do the acts, deeds and/or cause
 to be done/performed all acts, deeds and things including to
 negotiate and finalise grant of any Sale of Deed/Deeds of
 the aforementioned schedule of lended property on such terms
 and conditions as the said Attorney may deem fit and proper

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For Anutis Developers LLP


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and to, sign and execute the necessary documents for such purpose and register the same according to law upon receipt of the necessary consideration money which shall be deposited in the account of the Sole Vendor - M/S. HIGH BREED INTERNATIONAL SALES AND SERVICE, herein on the strength of the General Power of Attorney Being No. 179 for the year 2005 executed and registered in the office of District Sub-Registrar-IV at Alipore on 19/08/05 and recorded in Book No. IV, Volume No. 3, Pages from 269 to 271.

AND WHEREAS for the urgent need of moneys the present Vendors have agreed to sell and the Purchaser has agreed to purchase ALL THAT the said Schedule of Sali land (1) measuring 33 Decimals comprised in R.S.Dag No. 423 appertaining to R.S. Khatian No. 115 and Sali land (2) measuring 35 Decimals comprised in R.S.Dag No. 414 appertaining to R.S.Khatian No. 418 totalling of which (33 + 35) 68 (Sixty-eight) Decimals; be the same little more or less, Sali land, lying and situated at Mouza Banagram within the Anchal of Rasapunja Gram Panchayet, J.L.No. 16, District Collectorate Touzi Nos. 3, 4, 5, Pargana Khaspur, Revenue Survey No. 30 under the jurisdiction of Additional District Sub-Registration Office at Bishnupur, Police Station Bishnupur, District South 24 Parganas, more fully and particularly described in the Schedule hereunder written and inheritance thereof in fee simple in possession, free from all encumbrances, charges, liens, attachments whatsoever and whereas after a thorough discussion, searching,

For Andhra Developers LLP

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bargaining and satisfied well about the sell price/consideration amount of the schedule mentioned entire land by way of sell, has been settled and fixed at Rs. 16,00,000/- (Rupees Sixteen Lacs) only in whole by and between the Vendors/ Attorney and the Purchaser herein and understanding well and satisfied with the settled price, the Vendors/Attorney herein have accepted the proposal of the Purchaser to have the transaction of the schedule of entire land by way of sell.

NOW THIS DEED OF CONVEYANCE WITNESSETH that the Purchaser herein hereby paying the full consideration of Rs.16,00,000/- (Rupees Sixteen Lacs) only to the Vendors' Attorney herein, the receipt whereof the Vendors doth hereby admit and acknowledge, grant, transfer, convey, assign unto and to the use of the Purchaser the said ALL THAT piece and parcel of Sell land (1) measuring 33 Decimals comprised in R.S.Dag No. 423 appertaining to R.S.Khatian No. 115 and the Sell land (2) measuring 35 Decimals comprised in R.S.Dag No. 414 appertain- ing to R.S.Khatian No. 118 ; totalling of which 68 (Sixty- eight) Decimals corresponding to 2 (Two) Bighat 1 (One) Cottah 3 (Three) Chittaks 17 (Seventeen) Square Feet, be the same a little more or less, Sell land, lying and situated at Mouza Banegram within the Anchal of Raaspunja Gram Panchayat, J.L. No. 16, District Collectorate Touzi Nos. 3, 4, 5, Pargana -

For Amrit Developers LLP

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Khaspur, Revenue Survey No. 30 within the jurisdiction of
 Additional District Sub-Registration Office at Bishnupur,
 Police Station Bishnupur, District South 24 Parganas,
TOGETHER WITH all easement rights, free from all encumbrances,
 liens, dispendences, appurtenances including user right
 of common passage for free ingress and egress to and from the
 schedule of land, more fully and particularly described in
 the schedule hereunder written.

AND the Vendors hereto further DOTH HEREBY grant, convey, sell
 transfer, assign, assure and dispose of absolute right, title,
 possession and interest unto and in favour of the Purchaser
 hereto in respect of ALL THAT the aforesaid schedule of Sell
 land measuring 68 (Sixty-eight) Decimals corresponding to 02
 (Two) Bighas 01 (One) Cottah 03 (Three) Chittaks 17 (Seventeen)
 Square Feet, be the same a little more or less, free from all
 encumbrances, liens, dispendences, liberties, appurtenances
TOGETHER WITH all easement rights, privileges in any pertai-
 ing to the aforesaid landed property belonged to the estate,
 right, title, possession, interest, claims, demands and charges
 whatsoever unto and upon the aforesaid schedule of land which
 is free from all encumbrances, acquisitions, requisition and/or
 vested under any scheme of the Government, claim, demand

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For Amits Developers LLP


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whichever TO HAVE AND TO HOLD the same absolute 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, title, authority, power, interest, possession and claim to sell convey, gift, lease, mortgage, hypothecate, assign, assure transfer, dispose of the schedule of land hereinbelow thus purchased by the Purchaser hereunder written in the Schedule to any person or persons in any manner whatsoever.

AND the Vendore hereto covenant hereby that NOTWITHSTANDING anything heretobefore done or suffered to the contrary the Vendore have good and absolute right, title, possession, interest, claims and authority to enjoy the schedule mentioned entire lands hereunder written well free from all encumbrances charges, liens, dispendences, claims, demands, disputes 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 Vendore through their lawful Constituted Attorney Yunus Ali Naiker herein and the Vendore have not done or knowingly suffered against any losses, disputes or damages whereby for that reason the schedule men-

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For Amittis Developers LLP


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-tioned, landed properties 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, transferred, assured, assigned and disposed of 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, possession, easement rights of the schedule of lands and for granting the same right.

THAT the Purchaser hereto shall henceforth peacefully and quietly hold, possess and enjoy the rents, issues and profits derived from and out of the said purchased schedule of land without hindrances, interruption or disturbance 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/concerns whatsoever.

THAT all the revenues and other impositions payable in respect of the schedule mentioned lands hereby sold, have been fully paid by the Vendors and if any portion of such be found to

For Amnis Developers LLP

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


THAT the Vendors hereby promised and assured that the Vendors shall at all times do and execute at the costs 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 (1) measuring 33 Decimals of Sali land comprised in R.S.Dag No. 423 appertaining to R.S.Khatian No. 115 and (2) measuring 35 Decimals of Sali land comprised in R.S.Dag No. 414 appertaining to R.S.Khatian No. 118 ; totalling of which (33+35) 68 (Sixty-eight) Decimals corresponding to 02 (Two) Bighas 01 (One) Cottah 03 (Three) Chittake 17 (Seventeen) Square Feet, be the same a little more or less of Sali land lying and situate at Mouza - Benagram within the Anchal of Raasapuja Gram Panchayat, J.L.No. 16, District Collectorate Touzi Nos. 3, 4, 5, Pargana Khaspur, Revenue Survey No. 30 within the jurisdiction of Additional District Sub-Registration Office at Bishnupur, Police Station Bishnupur, District south 24 Parganae, free from all encumbrances.

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For Amitis Developers LLP





liens, dispendences, appurtenances alongwith all 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 revenue to be paid to the District Collectorate, South 24-Parganas at Alipore in favour of the Office of the Government of the State of West Bengal at Rs. 12/- (Rupees Twelve) only per annum and the same is butted and bounded in the following manner :

ON THE NORTH : Land of R.S.Dag No. 409 of M/S. HIGH BREED INTERNATIONAL SALES AND SERVICE ;

ON THE SOUTH : Land of R.S.Dag No. 423 (Part) ;

ON THE EAST : Land of SarMASTER-Chalk Mouza ;

ON THE WEST : Land of R.S.Dag No. 422 of M/S. ROOS ELECTRICAL PRIVATE LIMITED.

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

WITNESSES :

Handwritten notes:
2. Chandra Holder
17. Chandra H.L.
21. 77

as Constituted Attorney of
1) SRI TUSHAR KANTY SEN, 2) SUNIL KUMAR SEN, 3) SRI MOLIN SEN, 4) SRI DEBASHIS SEN, 5) SRI SANDIP SEN and 6) MRS. ANURADHA SEN.

SIGNATURE OF THE ATTORNEY
ON BEHALF OF THE VENDORS



