

পশ্চিমবৃঞ্জ पश्चिम बंगाल WEST BENGAL

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District Sub-Registrar-II
Alipore, South 24-Partianax

2 1 JAN 2011
THIS DEED OF CONVEYANCE made this the 2 1 day of January 2011
BETWEEN SREEPATI APARTMENTS PRIVATE LIMITED, a Company
governed by the Companies Act, 1956 and having its Registered Office at 62/1B,
lamond Harbour Road, Police Station - Ekbalpur, Kolkata - 700 023, having its

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District Sub-Registrar-II
Alipore. South 24-Parganas
Alipore 2 1 JAN 2011

of Registration under section 60 and Rule 69.

stered in Book - I Volume number 2 Volume number 2 age from 3976 to 3994 being No 00747 for the year 2011.



Anima Sinha) 21-Jaffuary-2011

DISTRICT SUB-REG STRAR-II
Office of the D.S.R.-II SOUTH 24-PARGANAS
West Bengal

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I.T. PAN No. AAHCS3903J, represented by its Director Sri Sadhan Roy, son of Late Subodh Roy, by occupation business, by nationality Indian, residing at 62/1B, Diamond Harbour Road, Police Station - Ekbalpur, Kolkata - 700 023, hereinafter called and referred to as the VENDOR (which term or expression shall unless excluded by repugnant to the context be always deemed to mean and include its executors, successors-in-office, administrators and assigns) of the ONE PART AND (1) AMBALIKA PROPERTIES (P) LTD., a Company incorporated under the Companies Act, 1956, having its registered office at 2, Rowland Road, P.S Ballygunge, Kolkata - 700 020, represented by its Authorized Signatory Sri Sanjiv Kumar Dabriwal, son of Sri Dwarka Prasad Dabriwal, residing at 2, Rowland Road, P.S. Ballygunge, Kolkata 700 020; (2) SARIDEEP DEVELOPERS (P) LTD.; (3) JAIVEER PROPERTIES (P) LTD.; (4) JAIVEER CONSTRUCTION (P) LTD.; (5) PADMA RESIDENCY (P) LTD.; (6) PADMA HIRISE (P) LTD.; (7) PADMA TOWERS (P) LTD.; all Companies incorporated under the Companies Act, 1956, all having their registered office at 2, Rowland Road, P.S. Ballygunge, Kolkata 700 020, all represented by their common Director Sri Sanjiv Kumar Dabriwal, son of Sri Dwarka Prasad Dabriwal, residing at 2, Rowland Road, P.S. Ballygunge, Kolkata 700 020; all collectively hereinafter referred to as the PURCHASERS (which term or expression shall unless excluded by repugnant to the context be always deemed to mean and include each of their respective executors, successors-in-interest, administrators and assigns) of the OTHER PART.

WHEREAS:

- At all material times, one Smt. Hena
 Rani Dutta since deceased by and
 under a registered Bengali Kobala dated 28.05.1975 and registered in the
 office of the Sub-Registrar at Alipore in Book No. I, Volume No. 111,
 Pages 289 to 294 being No. 4488 for the year 1975 purchased forever and
 absolutely from the then Owners namely Dr. Ranendra Kumar Das and
 Smt. Lilabati Dhar ALL THAT the land admeasuring 7 Cottahs 11
 Chittacks 8 Sq. Ft. more or less situate and lying at Mouza Purba Barisha,
 Khatian No. 2013, Dag No. 3161 within South Suburban Municipality now
 Kolkata Municipal Corporation, P.S. Behala now Thakurpukur in the
 District of 24-Parganas (South) (hereinafter referred to as the said
 captioned property) free from all encumbrances and at a valuable
 consideration mentioned therein.
 - After purchase as aforesaid, the said Hena Rani Dutta was thus become the sole and absolute owner of the said captioned property by exercising her right of possession therein.
 - C. While remained in peaceful possession and occupation of the said captioned property, the said Smt. Hena Rani Dutta by and under a registered Bengali Deed of Gift dated 28.11.1985 and registered in the office of the A.D.S.R. Alipore in Book No. I, Deed No. 9585 for the year 1985 transferred and conveyed forever and absolutely by way of a gift in

favour of her third son namely Goutam Kumar Dutta, ALL THAT the land measuring 3 Cottahs 13 Chittacks 26 Sq. Ft. more or less being the demarcated western side of the said captioned property situated at Mouza Purba Barisha, Khatian No. 2013, Dag No. 3161 within Kolkata Municipal Corporation, Ward No. 124, P.S. Thakurpukur in the District of 24 Parganas (South) as more fully described in the Schedule hereunder written (hereinafter referred to as the said property) free from all encumbrances, charges etc. and out of natural love and affection towards her said third son Goutam Kumar Dutta.

- D. After acceptance of such gift, the said Goutam Kumar Dutta is and/or has been occupying and possessing the said property by mutating his name in the record of Kolkata Municipal Corporation as owner of the said property being Premises No. 95, Mahatma Gandhi Road vide Assessee No. 411240600930 as fully described in the Schedule hereunder written.
 - E. Subsequently Goutam Kumar Dutta by virtue of a registered Deed of Indenture dated 5.2.2010 registered with the office of the District Sub-Registrar-II, Alipore, 24 Parganas (South) in Book No. I, CD Volume No. 4, Pages 1762 to 1801, Being No. 901 for the year 2010 sold conveyed the said property in favour of the Sreepati Apartments Private Limited, the Vendor herein.

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The Vendor has agreed to sell, transfer and convey and the Purchaser has agreed to purchase the said property from the Vendor herein for valuable consideration forever and absolutely ALL THAT the said land measuring 3 Cottahs 13 Chittacks 26 Sq. Ft. more or less together with a tin sheded structure thereon measuring an area of 200 Sq. Ft. more or less being the demarcated western side of the said captioned property situated at Mouza - Purba Barisha, Khatian No. 2013, Dag No. 3161 within Kolkata Municipal Corporation being Premises No. 95, Mahatma Gandhi Road, P.S. Thakurpukur, Kolkata - 700 063 in the District of 24 - Parganas (South) together with all privileges, advantages, easements and appurtenances whatsoever and all estate, right, title, interest, claim demand into or upon the said Land/Property which is more fully described in the Schedule hereunder written and hereinafter referred to as the "said Property/Premises free from all encumbrances, charges, attachments, mortgages etc. at or for a total consideration of Rs. 23,99,167/- (Rupees Twenty Three lakhs Ninety Nine thousand One hundred Sixty Seven only).

G. The Vendor herein has full and absolute right, title and interest in the said

Property which is more fully mentioned in the Schedule hereinafter

written and all easement rights for egress and ingress along with all other

rights, amenities and facilities therein.

The Vendor has represented to the Purchasers that the Vendor is in vacant peaceful and khas possession of the said entirety of the land hereby sold described in the Schedule hereunder written free from all encumbrances and free of any acquisition, requisition, alignment, trust, debutter, mortgage, charge, barga, tenants, howsoever, whatsoever and has paid the upto date land revenue in respect thereof and is entitled to sell the same and to hand over vacant peaceful and khas possession thereof and relying on such representation of the Vendor the Purchasers abovenamed have agreed to purchase entirety of the said land described in the Schedule hereto free from all encumbrances.

H:

sum of Rs 23,99,167/- (Rupees Twenty Three lakhs Ninety Nine thousand One hundred Sixty Seven only) only paid by the Purchasers to the Vendor before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the Memo hereunder written admit and acknowledge and of and from the same and every part thereof hereby acquit, release and discharge the PURCHASERS, their respective successors, executors, administrators, representatives and assigns and everyone of them and also the said Land) the Vendor as the absolute owner doth by these presents indefeasibly grant, sell, convey, transfer, assign and assure to unto and in favour of the PURCHASERS

ALL THAT the land admeasuring 3 Cottahs 13 Chittacks 26 Sq. Ft. more or less, together with a tin shaded structure thereon measuring an area of 200 Sq. Ft. more or less situate and lying at Mouza - Purba Barisha, Khatian No. 2013, Dag more or less situate and lying at Mouza - Purba Barisha, Khatian No. 2013, Dag

- A PROPERTY OF THE PARTY OF TH

No. 3161, J.L. No. 23, within Kolkata Municipal Corporation being Premises No. 95, Mahatma Gandhi Road, P.S. Thakurpukur, Kolkata - 700 063, Assessee No. 41-124-06-0093-0 in the District of 24 - Parganas (South) along with all easement and quasi easement right connected with the said property and morefully delineated in RED ink on the Map or Plan annexed hereto, described in the Schedule hereto, hereinafter referred to as the said Land AND further the Vendor as the absolute owner doth by these presents indefeasibly grant, sell, convey, transfer, assign and assure to unto and in favour of the Purchasers All That the Said Land of the Vendor TOGETHER WITH the benefit and advantages of ancient and other rights, liberties, easements privileges, appendages and appurtenances whatsoever to the said Land or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore with all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the VENDOR into and upon the said Land or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said Land or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the VENDOR its heirs, executors, administrators or representatives or any persons from whom it can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD, OWN, POSSESS AND ENJOY the said Land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with its rights, members and appurtenances unto and to the use of the PURCHASERS, their respective successors, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor AND the VENDOR doth hereby for itself, its heirs, executors, administrators and representatives, covenant with the PURCHASERS, their respective successors, executors, administrators, representatives and assigns, THAT notwithstanding any act, deed, or thing whatsoever, by the VENDOR or by any of its predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the VENDOR had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Land hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the PURCHASERS, their respective successors, executors, administrators, representatives and assigns in the manner aforesaid AND THAT the PURCHASERS, their respective successors, executors, administrators, representatives and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said Land and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the VENDOR or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for itself or from or under any of its ancestors or predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the VENDOR well and sufficiently saved indemnified of from and against all and all manner of claims, charges, liens, debts, encumbrances whatsoever made or suffered by the VENDOR or its ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor 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 itself the Vendor or from or under its predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the PURCHASERS, their respective successors, executors, administrators, representatives and assigns 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, their respective successors, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Bastu land measuring 3 Cottahs 13 Chittacks 26 Sq. Ft. more or less together with a tin sheded structure thereon measuring an area of 200 Sq. Ft. more or less situate and lying at Mouza - Purba Barisha, Khatian No. 2013, Dag No. 3161, J.L. No. 23 within Kolkata Municipal

Corporation being Premises No. 95, Mahatma Gandhi Road, P.S. Thakurpukur, Kolkata – 700 063, Assessee No. 41-124-06-0093-0 in the District of 24 – Parganas (South) along with all easement and quasi easement right connected with the said property and morefully delineated in RED ink on the Map or Plan annexed hereto which is butted and bounded in the manner following:-

ON THE NORTH:

By Dag No. 3160/3210;

ON THE SOUTH :

By Mahatma Gandhi Road;

ON THE EAST

By Dag No. 3161;

ON THE WEST

By Dag No. 2168.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the VENDOR at Kolkata in the

presence of:

SHREEPATI APARTMENTS PVT. LTD.

Director

. Owner

Kartick Nath 117-R.S. Ras Po. gorita

2. Alangh Regardon Rear

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BALL (PRADIPTA BAGEHI)

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

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&ARTIK NATH

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MANOT KUMAR SHARMA

3. DILIP GANGOLY SARANI

LOIKATA- 700 108

AMBALIKA PROPERTIES PVT. LTD.

Sa Director

Buttorned Squater

SARIDEEP DEVELOPERS PVT. LTD.

Sayi Director

JAIVEER PROPERTIES PVT. LTD.

Saju Debund

Director

Sayir Dabunt
Director

PADMA RESIDENCY FVT. LTD.

PARMA HIRISE PVE. LIVE.

Sayin Debried

EVERTOR

PADMA TOWERS PVT, LTD.

Say Dabind

Director

MEMO OF CONSIDERATION

Received the sum of Rs. 23,99,167/-(Rupees Twenty Three Lacs Ninety Nine Thousand One Hundred Sixty Seven Only) from the Purchasers as per memo given below towards full consideration money.

SN.	PESCRIPTION	AMOUNT (Rs.)
<u> </u>	being portion of the total Cheque Amount of Rs. 20,00,000/- paid by Ambalika Properties Pvt. Ltd.	
٠,	vide Cheque No. 743451 dated 12/08/2010 drawn on Indian Bank, Sarat Bose Road Branch, Kolkata	342,738.00
. 2	being portion of the total Cheque Amount of Rs. 20,00,000/- paid by Sarideep Developers Pvt. Ltd. vide Cheque No. 689376 dated 02/12/2010 drawn on Indian Bank, Sarat Bose Road Branch, Kolkata	342,738.00
3	Paid by Jaiveer Properties Pyt. Ltd. vide Cheque No. 689505 dated 20/01/2011 drawn on	342,738.00
	Indian Bank, Sarat Bose Road Branch, Kolkata	
4	Paid by Jaiveer Construction Pvt. Ltd. vide Chaque No. 589529 dated 20/01/2011 drawn on	342,738.00
	Indian Bank, Sarat Böse Road Branch, Kolkata	
5.	Paid by Padma Residency Pyt. Ltd. vide Cheque No. 690152 dated 20/01/2010 drawn on	342,738.00
	Indian Bank, Saret Bose Road Branch, Kolkata	
,	Paid by Padma Hirise Pvt. Ltd. vide Cheque No. 590052 dated 20/01/2011 drawn on	342,738.00
	Indian Bank, Sarat Bose Road Branch, Kolkata	
7.7	Paid by Padma Towers Pvt. Ltd. vide Cheque No. 690077 dated 20/01/2011 drawn on	342,739.00
(). ().	Indian Bank, Sarat Bose Road Branch, Kolkata	62.00467.00
	이 사용하였다. 이 학생은 모양이 생활하는 상에 다른 사람들에 하네요. 항이 바가 되는 이네트 남성이 되었다. 보험 수모였다.	23,99,167.00

Total (In words):- Rupees Twenty Three Lacs Ninety Nine Thousand One Hundred Sixty Seven Only

Director

Witnesses:-

1. Raghussalt A5 Advocate Hist Comb Stude 2. Along Roza Av



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

Endorsement For Deed Number : I - 00747 of 2011 (Serial No. 00724 of 2011)

On

Payment of Fees:

On 21/01/2011

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. 26435/-, on 21/01/2011

(Under Article: A(1) = 26389/-, E = 14/-, H = 28/-, M(b) = 4/- on 21/01/2011)

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.-2399167/-

Certified that the required stamp duty of this document is Rs.- 143970 /- and the Stamp duty paid as: Impresive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty Rs. 143600/- is paid, by the Bankers cheque number 126812, Bankers Cheque Date 20/01/2011, Bank Name State Bank of India, Bhowanipore, received on 21/01/2011

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

Presented for registration at 13.36 hrs. on :21/01/2011, at the Office of the D.S.R.-II SOUTH 24-PARGANAS by Sanjiv Kumar Dabriwal ,Claimant

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

Execution is admitted on 21/01/2011 by

1. Sadhan Roy

Director, Sreepati Apartments Private Limited, 62/1 B. Diamond Harbour Road, Thana:-Ekbalpore, District:-South 24-Parganas, WEST BENGAL, India, P.O. - Pin :-700023.

By Profession: Business

(Anima Sinha) DISTRICT SUB-REGISTRAR-II

21/01/2011 15:48:00

EndorsementPage 1 of 2

Name		 			٠.,
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Signature		 • • • • •	• • • • • •	• • • • • • • • • • • • • • • • • • • •	• • •



Office Of the D.S.R.-II SOUTH 24-PARGANAS District:-South 24-Parganas

Endorsement For Deed Number: I - 00747 of 2011 (Serial No. 00724 of 2011)

 Sanjiv Kumar Dabriwal
 Director, Ambalika Properties (p) Ltd., 2, Rowland Road, Thana:-Ballygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O.: - Pin:-700020.

Director, Sarideep Developers (p) Ltd., 2, Rowland Road, Thana:-Ballygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. - Pin:-700020

Director, Jaiveer Properties (p) Ltd., 2, Rowland Road, Thana:-Ballygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O.:- Pin::700020

Director, Jaiveer Construction (p) Ltd, 2, Rowland Road, Thana:-Ballygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin:-700020

Director, Padma Residency (p) Ltd., 2, Rowland Road, Thana:-Ballygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020

Director, Padma Hirise (p) Ltd., 2, Rowland Road, Thana:-Ballygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O.:- Pin:-700020.

Director, Padma Towers (p) Ltd., 2, Rowland Road, Thana:-Ballygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O.:- Pin:-700020.

By Profession: Business

Identified By Alamgir Reza, son of ., 28/1, Judges Court Road, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027, By Caste; Muslim, By Profession: Advocate.

(Anima Sinha) DISTRICT SUB-REGISTRAR-II

> (Anima Sinha) DISTRICT SUB-REGISTRAR-II EndorsementPage 2 of 2

21/01/2011 15:48:00

SITE PLAN OF PART OF DAG. NO-3161. IN MOUZA - PURBA -BARISHA, J.L. NO . 23. R.S. NO - 43. TOUZI NO - 1-6,8-10,12-16, KHATIAN NO. 2013. DIST. 24 PGS. (SOUTH) UNDER K.M.C. SOUTH SUBARBON UNIT WARD NO-21/124, HOLDING NO-95, MAHATMA GANDHI ROAD. KOLKATA - 700 063. P.S. THAKURPUKUR.

SCALE - 16' FT = 1"IN. AREA OF LAND - 3K- 13 CH- 20 SFT (MORE OR LESS) SHOWN IN RED COLOUR

AMBALIKA PROPERTIES PVT. LTD. PLOT OF SRI RAMANI MOHAN SAMADDAR PART OF DAG. NO . 3160. SHREEPATI APARTMENTS PVT. LJD. LAND AREK - OBK - 13 CH. 26 SFT. (MORE OR LESS) JAIVEER PROFERTIES PVT. LTD. PADMA HIRISE PYT. LTD. SRI TAPAN KUMAR DUTTA PART OF DAG. NO - 3161. SRI KOCHAN NASKAR PADMA TOWERS PAT, LTD. PLOT OF PLO 1 PADEA RESIDENCY FVT. LTD. MAHATHA GANDHI ROAD

Name	 	•••••	••••	•••	• • • • •	• • •
Signature	 					

Government of West Bengal Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue Office of the D.S.R.-II SOUTH 24-PARGANAS, District- South 24-Parganas Signature / LTI Sheet of Serial No. 00724 / 2011

. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sanjiv Kumar Dabriwal	21/01/2011	LTI 21/01/2011	Sagir Dabrical

Signature of the person(s) admitting the Execution at Office.

Si No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1.	Sadhan Roy Address -62/1 B, Diamond Harbour Road, Thana:-Ekbalpore, District:-South 24-Parganas, WEST BENGAL, India, P.O.:- Pin:-700023	Self	21/01/2011	LTI 21/01/2011	Edh-f
2	Sanjiv Kumar Dabriwal Address -2, Rowland Road, Thana: Ballygunge, District: South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020	Self	21/01/2011	LTI 21/01/2011	Saign Datrice

Name of Identifier of above Person(s)

Alamgir Reza 28/1, Judges Court Road, District:-South 24-Parganas, WEST BENGAL, India, P.O.:- Pin:-700027

21.1.11

(Anima Sinha)
DISTRICT SUB-REGISTRAR-II Office of the D.S.R.-II SOUTH 24-PARGANAS

21/01/2011

Signature

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Dated the

day of

2011

BETWEEN

SREEPATI APARTMENTS (P) LTD.

. VENDOR

AND

AMBALIKA PROPERTIES (P) LTD.

& ORS.

... PURCHASERS

DEED OF CONVEYANCE

District Sub-Registrar-II

C.K. DEORA & COMPANY Advocates 10, Old Post Office Street Kolkata 700 001