

08545/14

KM/135

I-09285/14

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

81AA 126456

9-21638/14
मन्दि 16,10,000/-

Certified that the Document is admitted to
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document.

Additional Registrar
of Assurances, Kolkata

13.10.14

CONVEYANCE

- 1.
- 2.
- 3.

Date: 18th September 2014

Place: Kolkata

Parties:

Balaram Das

Balaram Das

T. 250
T. 100
350

SL. NO. 20657 DATE.....
NAME.....
ADD.....
AMT. 10/-

25 JUL 2014



Anubam Bhattacharya



5368

OM PRIVATE LIMITED

Anubam Bhattacharya

Director
Authorized Signatory



5367

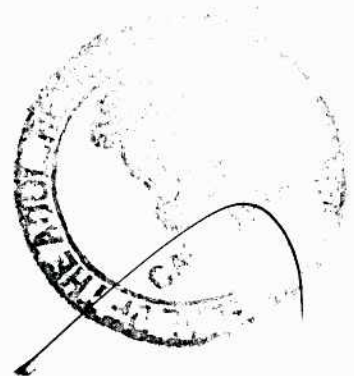
Balaram Das

Bhosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

Talar Bhattacharya.
S/o - Prodyut Bhattacharya.
Vill - Khasmallick
P.O - Gobindapur (South)
P.S - Baruipur
KOL - 1415

Business.



Balaram Das

- 3.1 **Balaram Das**, son of Late Mahadeb Das, residing at Village Dihimednamallya, Post Office Dakshin Gobindopur, Kolkata-700145, Police Station Baruipur, District South 24 Parganas **(PAN BWFTB 8426H)**

(Vendor, includes successors-in-interest)

And

- 3.2 **Recoup Tracom Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Ground Floor, 91A/1, Park Street, Police Station Park Street, Kolkata-700016 **(PAN AASCR4144Q)**, represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, 99A, Park Street, Police Station Hare Street, Kolkata-700001

(Purchaser, includes successors-in-interest)

Vendor and Purchaser collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) land classified as *sali* (agricultural) measuring 3.08 (three point zero eight) decimal [equivalent to 1.8667 (one point eight six six seven) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 18, recorded in L.R. *Khatian* No. 1658, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet* (**HGP**), Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part I** of the **1st Schedule** below (**First Property**) And (2) land classified as *sali* (agricultural) measuring 0.175 (zero point one seven five) decimal [equivalent to 0.1061 (zero point one zero six one) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 18, recorded in L.R. *Khatian* No. 1656, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part II** of the **1st Schedule** below (**Second Property**), the First Property and the Second Property, more fully described in the **2nd Schedule** below (collectively **Said Property**). The measurement of the Said Property is aggregating to 3.255 (three point two five five) decimal [equivalent to 1.9727 (one point nine seven two seven) *cottah*, more or less] but upon physical survey actually found to be 3.0713 (three point zero seven one three) decimal [equivalent to 1.8614 (one point eight six one four) *cottah*, more or less] and the Said Property is being transferred out of a demarcated plot owned by the Vendor is delineated and demarcated on the actual survey **Plan** annexed hereto and bordered in colour **Red** thereon and **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendors have made the following representations and given the following warranties to the Purchaser regarding title:

- 5.1.1 **Ownership of Balaram's First Property:** Balaram Das is the recorded owner of land classified as *sali* (agricultural) measuring 4.4 (four point four) decimal, more or

Balaram Das 2

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ADJ. GEN. ALBERTO S. VILLAR
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less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 18, recorded in L.R. *Khatian* No. 1658, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Balaram's First Property**), free from all encumbrances.

5.1.2 **Ownership of Krishna Das:** Krishna Das was the recorded owner of land classified as *sali* (agricultural) measuring 5 (five) decimal, more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 18, recorded in L.R. *Khatian* No. 1656, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Krishna's Property**), free from all encumbrances.

5.1.3 **Gift by Krishna Das:** By a Deed of Gift (*Daanpatra*) dated 14th August, 2012, registered in the Office Additional District Sub-Registrar, South 24 Parganas, in Book No. I, CD Volume No. 27, at Pages 715 to 729, being Deed No. 08555 for the year 2012, Krishna Das, out of her natural love and affection, gifted her right, title and interest in *inter alia* land measuring 1 (one) decimal, more or less, out of Krishna's Property, in favour of Shantiram Das, Kantiram Das, Balaram Das and Krishnakanta Das, each having 1/4th share (one fourth) share in Krishna's Property, free from all encumbrances.

5.1.4 **Ownership of Balaram's Second Property:** In the above mentioned circumstances, the Vendor became the owner of land classified as *sali* (agricultural) measuring 0.25 (zero point two five) decimal, more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 18, recorded in L.R. *Khatian* No. 1656, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Balaram's Second Property**), free from all encumbrances.

5.1.5 **Ownership of Balaram's Property:** Pursuant to the above Balaram Das became the owner of Balaram's First Property and Balaram's Second Property aggregating to 4.65 (four point six five) decimal (collectively **Balaram's Property**) but upon physical survey actually found to be 4.3876 (four point three eight seven six) decimal. The Said Property is a part of Balaram's Property and is also the subject matter of this conveyance though the **Plan** annexed to this conveyance is as per the physical survey actually found in Balaram's Property.

5.1.6 **Absolute Ownership of Vendor:** In the above mentioned circumstances, the Vendor has become the sole and absolute owner of Balaram's First Property and Balaram's Second Property comprised in the Said Property out of Balaram's Property, free from all encumbrances.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the *Panchayet* Authority or Government or any Statutory Body.

5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.

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- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession and the Purchaser will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).
- 6.2 **Surrender of Rights by Pushpadant Infrastructure Limited:** Pushpadant Infrastructure Limited, having its registered office at Room No. 205, 2nd Floor, 10A, Hospital Street, Police Station Bowbazar, Kolkata-700072 [PAN AAFCP1441G] has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Pushpadant Infrastructure Limited surrenders/releases such claims in favour of the Purchaser.



Balaram Das ⁴

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7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, morefully described in the **2nd Schedule** below, being (1) the First Property i.e., land classified as *sali* (agricultural) measuring 3.08 (three point zero eight) decimal [equivalent to 1.8667 (one point eight six six seven) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 18, recorded in L.R. *Khatian* No. 1658, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part I** of the **1st Schedule** below **And** (2) the Second Property i.e., land classified as *sali* (agricultural) measuring 0.175 (zero point one seven five) decimal [equivalent to 0.1061 (zero point one zero six one) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 18, recorded in L.R. *Khatian* No. 1656, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part II** of the **1st Schedule** below, the Said Property is being transferred out of a demarcated plot owned by the Vendor is delineated and demarcated on the actual survey **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.16,10,000/- (Rupees sixteen lac and ten thousand) paid by the Purchaser to the Vendors, receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendor's predecessors-in-title.

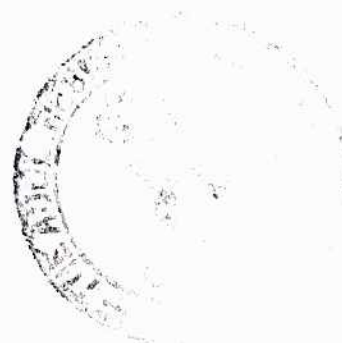
8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** Indemnification by the Vendor about the correctness of the Vendor's title and authority to sell and this Conveyance is being accepted by the

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OF ASSURANCES-I, KOLKATA
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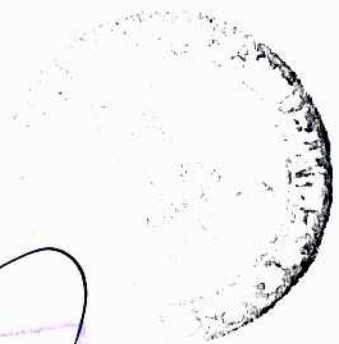
Purchaser on such express indemnification by the Vendor about the correctness of the Vendor's title, which if found defective or untrue at any time, the Vendor shall, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify.

- 8.2.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property have been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding anything contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and everyone of the aforesaid rights.
- 8.6 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnifies and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing

Balaram Das

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ADDITIONAL REGISTER
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complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining agricultural and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchaser.

- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

1st Schedule
Part I
(First Property)

Land classified as *sali* (agricultural) measuring 3.08 (three point zero eight) decimal [equivalent to 1.8667 (one point eight six six seven) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 18, recorded in L.R. *Khatian* No. 1658, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 17
On the East : By R.S./L.R. *Dag* Nos. 19 and 23
On the South : By R.S./L.R. *Dag* No. 18
On the West : By Road

Part II
(Second Property)

Land classified as *sali* (agricultural) measuring 0.175 (zero point one seven five) decimal [equivalent to 0.1061 (zero point one zero six one) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 18, recorded in L.R. *Khatian* No. 1656, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 17
On the East : By R.S./L.R. *Dag* Nos. 19 and 23
On the South : By R.S./L.R. *Dag* No. 18



Bala Ram Das

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On the West : By Road

2nd Schedule
(Said Property)
(Subject Matter of this Conveyance)

Land classified as *sali* (agricultural) measuring 3.08 (three point zero eight) decimal [equivalent to 1.8667 (one point eight six six seven) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 18, recorded in L.R. *Khatian* No. 1658, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and described in **Part I** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 0.175 (zero point one seven five) decimal [equivalent to 0.1061 (zero point one zero six one) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 18, recorded in L.R. *Khatian* No. 1656, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and described in **Part II** of the **1st Schedule** above

The measurement of the Said Property is aggregating to 3.255 (three point two five five) decimal [equivalent to 1.9727 (one point nine seven two seven) *cottah*, more or less] but upon physical survey actually found to be 3.0713 (three point zero seven one three) decimal [equivalent to 1.8614 (one point eight six one four) *cottah*, more or less] and the Said Property is being transferred out of a demarcated plot owned by the Vendor is delineated and demarcated on the actual survey **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

Mouza	L.R. Dag No.	L.R. Khatian No.	Total Area of Dag (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Khas Mallik	18	1658	22	3.08	Balaram Ghosh
Khas Mallik	18	1656	22	0.175	Krishna Das
Total				3.255	

Balaram Das

[Signature]

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18 SEP 2014

9. Execution and Delivery

9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Balaram Das

(Balaram Das)
(Vendor)

RECOUP TRACOM PRIVATE LTD.

Anilban Bhattacharya
Director
Authorized Signatory

(Purchaser)

Drafted by
Sunil Ray (S. Ray)
Advocate, High Court, Calcutta.

Witnesses:

Signature

Bapi Mondal

Name: Bapi Mondal

Father's Name: Krishna Pada Mondal

Address: Village Baruli, Post Office Dakshin
Gobindapur, Police Station Sonarpur
Kolkata-700144

Signature:

Natar Bhattacharya

Name: *Natar Bhattacharya*

Father's Name: *Prodym Bhattacharya*

Address: *Vill - Khasmallick*

PO - Gobindapur (South) S. Sonarpur

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18 SEP 2014

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.16,10,000/-** (**Rupees sixteen lac and ten thousand**) towards full and final payment of the Total Consideration for sale of the Said Property described in the **2nd Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
By Pay Order vide No. 397874	18.09.2014	Axis Bank Ltd.	16,10,000/-
Total			16,10,000/-

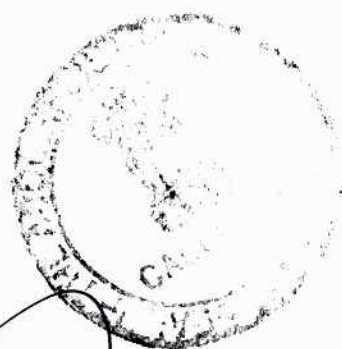
Balaram Das

(Balaram Das)
(Vendor)

Witnesses:

Signature *Bapi Mondal*
Name: Bapi Mondal

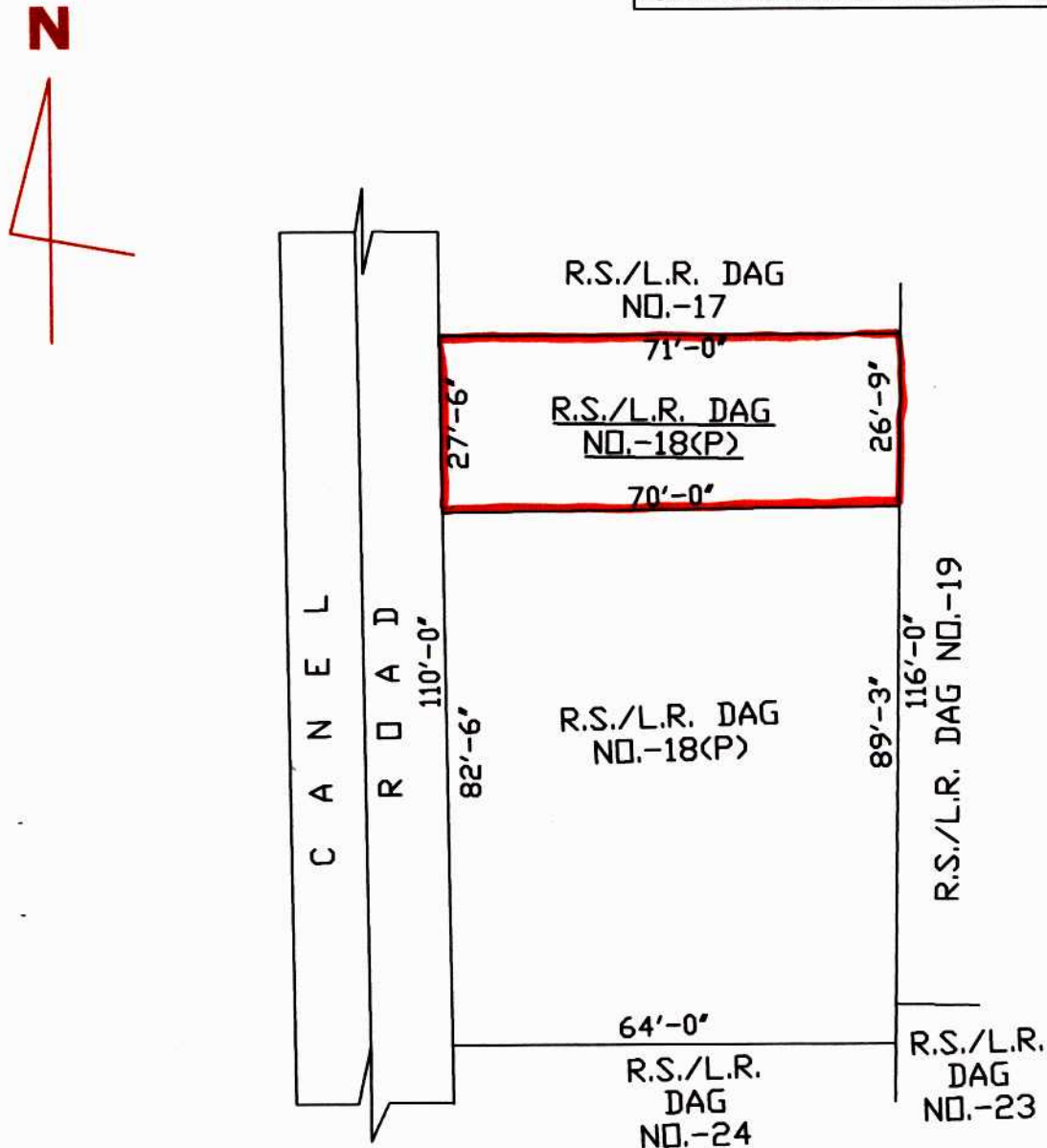
Signature *Dadar Bhattacharjee*
Name: *Dadar Bhattacharjee*



18 SEP 2014

SITE PLAN OF R.S./L.R. DAG NO.- 18 L.R. KHATIAN NO.-1656 & 1658,
MOUZA -KHASHMALLICK J.L. NO.- 35, P.S.-BARUIPUR, UNDER
HARIHARPUR GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.

TOTAL AREA OF DAG NO.18 - 22 DECIMAL



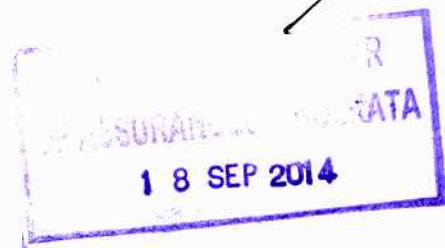
Balaran Das

RECUP TRACOM PRIVATE LIMITED
Ankur Bhattacharya
Director
Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 3.0713 DECIMAL UNDIVIDED SHARE OF 4.3876 DECIMAL DEMARCATED
SHALI LAND OUT OF 22 DECIMAL OF R.S./L.R. DAG NO.- 18.

SHOWN THUS : ☐





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

**Endorsement For Deed Number : I - 09285 of 2014
(Serial No. 08545 of 2014 and Query No. 1901L000021638 of 2014)**

On 18/09/2014

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

Presented for registration at 16.10 hrs on :18/09/2014, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 18/09/2014 by

1. Balaram Das, son of Lt. Mahadeb Das , Village:Dihimednamallya, Thana:-Baruipur, P.O. :-Daakshin Gobindapur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste Hindu, By Profession : Others
2. Anirban Bhattacharya
Authorized Signatory, Recoup Tracom Pvt. Ltd., 91 A /1, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.
, By Profession : Others

Identified By Jahar Bhattacharjee, son of Prodyut Bhattacharjee, Village:Khasmallick, Thana:-Baruipur, P.O. :-Gobindapur (South), District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste: Hindu, By Profession: Business.

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 26/09/2014

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.-16,10,000/-

Certified that the required stamp duty of this document is Rs.- 80520 /- and the Stamp duty paid as: Impressive Rs.- 10/-

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 27/09/2014

Payment of Fees:

Amount by Draft

Rs. 17797/- is paid , by the draft number 219047, Draft Date 24/09/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 27/09/2014

(Under Article : A(1) = 17699/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 27/09/2014)

Deficit stamp duty



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



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

Endorsement For Deed Number : I - 09285 of 2014
(Serial No. 08545 of 2014 and Query No. 1901L000021638 of 2014)

Deficit stamp duty Rs. 80520/- is paid , by the draft number 219046, Draft Date 24/09/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 27/09/2014

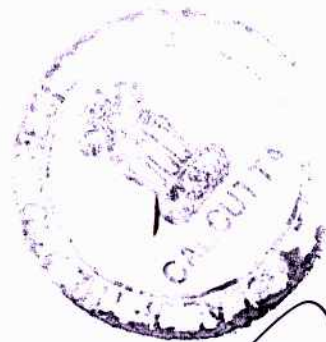
(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 13/10/2014

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.

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

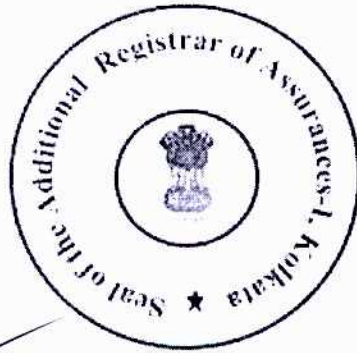
SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
Page from 2711 to 2726
being No 09285 for the year 2014.



(Dinabandhu Roy) 15-October-2014
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal

Drafted by Mr. Bar

Saha & Ray

for xerox

Dated 18th day of September, 2014

Between

**Balaram Das
... Vendor**

And

**Recoup Tracom Private Limited
... Purchaser**

Conveyance

Portions of
R.S./L.R. Dag No. 18
Mouza Khas Mallik
Police Station Baruipur
District South 24 Parganas

Saha & Ray

Advocates
3A/1, 3rd floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001