

5028/16

KDH/258

5611/2016



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

97AA 273739

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
 2.15 11.6.16  
 12.6.16  
 20-7-88659/16  
 14,80,428/-  
 Additional Registrar of Assurances-IV, Kolkata



Certified that the Document is admitted to Registration. The Signatures Sheet and the endorser are the part of the document.

Additional Registrar of Assurance-IV, Kolkata

C.No- 1478/16  
 Jul 250-  
 Jul 2000-  
 2250-

16 JUN 2016

CONVEYANCE

Gouti Baisya

1. Date: 12<sup>th</sup> June 2016
2. Place: Raniganj
3. Parties

Gouti Baisya

*(Handwritten signature)*  
*(Handwritten signature)*

1720 85

**SAHA & RAY**

Advocates

3A/1, 3rd Floor, Hastings Chambers  
7C, Kisan Shankar Roy Road

Kolkata - 700001

NAME.....  
ADD.....  
RS.....  
- 7 MAR 2016  
SUSAN BANERJEE  
Licensed Stamp Vendor  
C. C. Court  
3A/1, 3rd Floor, Hastings Chambers

*Sanjay Sen*

- 7 MAR 2016

- 7 MAR 2016



*AL*

12 JUN 2016

3

  
**ELECTION COMMISSION OF INDIA**  
ভারতের নির্বাচন কমিশন

**IDENTITY CARD**  
পরিচয় পত্র

WB/38/261/492453



**Elector's Name : Baishya Gouri**  
নির্বাচকের নাম : ঈশ্যা গৌরী

**Father/Mother/  
Husband's Name : Manmatha Kumar**  
পিতা/মাতা/স্বামীর নাম : মনমথ কুমার

**Sex : Female**  
লিঙ্গ : স্ত্রী

**Age as on 1.1.1995 : 43**  
১.১.১৯৯৫ -এ বয়স : ৪৩

Gouti Baishya  
12.6.16

Address

Glass Factory Road, Raniganj Mu. (W-6)  
Raniganj  
Burdwan

ঠিকানা

গ্লাস ফ্যাক্টরী রোড, রাণীগঞ্জ পৌঃ (ও-৬)  
রাণীগঞ্জ  
বর্ধমান




Facsimile Signature of  
Electoral Registration Officer  
নির্বাহক নিবন্ধন অফিসার



For 261 Raniganj Assembly Constituency  
২৬১ রাণীগঞ্জ বিধানসভা কেন্দ্র

Place	Asansol
স্থান	আসানসোল
Date	21.03.95
তারিখ	২১.০৩.৯৫

Gouri Basya

  
**ELECTION COMMISSION OF INDIA**  
ভারতের নির্বাচন কমিশন

**IDENTITY CARD** CKW3258837  
পরিচয় পত্র


**Elector's Name** Sudip Dutta Chowdhury  
**নির্বাচকের নাম** সুদীপ কুমার চৌধুরী  
**Father's Name** Dilip Dutta Chowdhury  
**পিতার নাম** দিলীপ কুমার চৌধুরী

**Sex** M  
**লিঙ্গ** পুরুষ  
**Age as on 1.1.2002** 18  
**১.১.২০০২-এ বয়স** ১৮

Sudip Dutta Chowdhury

Address:  
Bangkimpally Dakshin 20 Barasat North 24 Parganas  
743275

ঠিকানা :  
বঙ্কিমপাল্লী দক্ষিণ, নব্যমহানগর ১০ বারাসাত উত্তর ২৪ পরগণা ৭৪০২৭৫



Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 90-Barasat  
বিধানসভা নির্বাচন ক্ষেত্র : ৯০-বারাসাত

District: North 24 Parganas  
জেলা: উত্তর ২৪ পরগণা

Date: 07.08.2002  
তারিখ: ০৭.০৮.২০০২

Sudip Dutta Chowdhury







Government of West Bengal

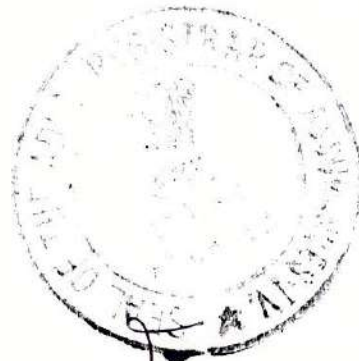
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040000738657/2016

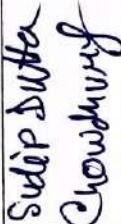
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Gouri Baishya Alias Gouri Baisya Glass Factory Road, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347	Seller		3182 	Gouri Baishya 12.6.16
2.0	Sanjay Sadhu Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Represent ative of Buyer [Aadharse ela Dealers Private Limited ]		3181 	Sanjay Siddha 12.06.16
2.1	Sanjay Sadhu Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Represent ative of Buyer [Coolhut Projects Private Limited ]			Sanjay Siddha 12.06.16 Sanjay Siddha 12.06.16



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
12 JUN 2016



Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Sudip Dutta Chowdhury Son of Dilip Dutta Chowdhury Madhyamgram, Bankim Pally (South), P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24- Parganas, West Bengal, India, PIN - 700129	Gouri Baishya, Sanjay Sadhu	 12.6.16

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 (Asit Kumar Joarder)  
 ADDITIONAL REGISTRAR  
 OF ASSURANCE  
 OFFICE OF THE A.R.A. -  
 IV KOLKATA  
 Kolkata, West Bengal



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
12 JUN 2016

- 3.1 **Gouri Baishya alias Gouri Baisya**, wife of Late Manmatha Kumar Baishya and daughter of Late Harinath Baishya, by faith Hindu, by occupation Housewife, nationality Indian, resident of Glass Factory Road, Post Office Raniganj, PIN-713347, Police Station Raniganj, District Burdwan, presently residing at 111/5 Midnapore Road, Girja Para, Post Office Raniganj, PIN-713347, Police Station Raniganj, District Burdwan [**PAN AHIPB4164B**] (**Vendor**, includes successors-in-interest)

**And**

- 3.2 **Aadharseela Dealers Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2<sup>nd</sup> Floor, 101, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street [**PAN AAJCA1846L**], represented by its authorized signatory, **Sanjay Sadhu**, son of Amal Kumar Sadhu, by faith Hindu, nationality Indian, by occupation Service, working for gain at Siddha Park, 99A, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street [**PAN CABPS3447J**]
- 3.3 **Coolhut Projects Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2<sup>nd</sup> Floor, 101, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street [**PAN AAFCC0095B**], represented by its authorized signatory, **Sanjay Sadhu**, son of Amal Kumar Sadhu, by faith Hindu, nationality Indian, by occupation Service, working for gain at Siddha Park, 99A, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street [**PAN CABPS3447J**]

(collectively **Purchasers**, include successors-in-interest).

Vendor and Purchasers are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 5.0531 (five point zero five three one) decimal [equivalent to 3.0625 (three point zero six two five) *cottah*], more or less, out of 56 (fifty six) decimal, being Plot No. 5, comprised in R.S. *Dag* No. 760, corresponding L.R. *Dag* No. 1588, recorded in L.R. *Khatian* Nos. 414, 508, 798 and 2346, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Sodepore (formerly Barrackpore), District North 24 Parganas (collectively **Said Property**) **together with** the right to ingress and egress through the 12' (twelve feet) wide common passage in the north, more fully described in the **Schedule** below and the Said Property is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and **together also 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, free from all encumbrances.

**5. Background, Representations, Warranties and Covenants**

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

Gouri Baisya 2



ADDITIONAL REGISTRAR  
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5.1.1 **Deed of Partition:** By a Deed of Partition in Bengali Language (*Bantannama*) dated 19<sup>th</sup> November, 1964, registered in the Office of the Sub-Registrar, Barrackpore, in Book No. I, Volume No. 77, at Pages 36 to 49, being Deed No. 5694 for the year 1964, (1) Nilendu Kumar Baishya (2) Bimalendu Kumar Baishya *alias* Bimal Kumar Baishya (3) Santosh Kumar Baishya *alias* Santosh Baisya, all sons of Late Harinath Baishya and (4) Binod Bala Baishya *alias* Binode Bala Baishya (**Binode Bala Baishya**), wife of Late Harinath Baishya, jointly partitioned land classified as *sali* (agricultural) measuring 56 (fifty six) decimal, more or less, being entirety of R.S. *Dag* No. 760, corresponding L.R. *Dag* No. 1588, recorded in R.S. *Khatian* Nos. 76 and 121, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Barrackpore, District 24 Parganas (collectively **Mother Property**), free from all encumbrances.


5.1.2 **Mutation in respect of Mother Property:** (1) Nilendu Kumar Baishya, (2) Bimalendu Kumar Baishya *alias* Bimal Kumar Baishya, (3) Santosh Kumar Baishya *alias* Santosh Baisya and (4) Binode Bala Baishya got their name mutated in the Office of Block Land and Land Reforms, Barrackpore II, in respect of the Mother Property in L.R. *Khatian* Nos. 414, 508, 798 and 2346 respectively, free from all encumbrances. The distribution of share in the Mother Property are tabulated in the Chart below:

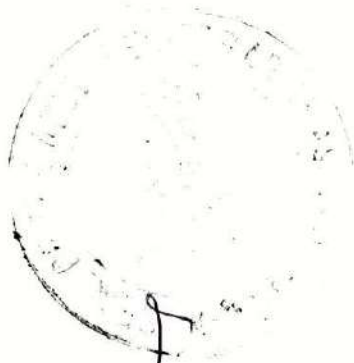
Name of the Owner	R.S <i>Dag</i> No.	L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Area (in Dec)	Remarks
Nilendu Kumar Baishya	760	1588	414	13.44	<b>Mother Property</b>
Bimalendu Kumar Baishya <i>alias</i> Bimal Kumar Baishya	760	1588	508	13.44	
Santosh Kumar Baishya <i>alias</i> Santosh Baisya	760	1588	798	13.44	
Binode Bala Baishya	760	1588	2346	15.68	
<b>Total</b>				<b>56.00</b>	

5.1.3 **Demise of Binode Bala Baishya:** On 12<sup>th</sup> January, 2001, Binode Bala Baishya, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind her surviving, her 3 (three) sons, namely, (1) Nilendu Kumar Baishya, (2) Bimalendu Kumar Baishya *alias* Bimal Kumar Baishya and (3) Santosh Kumar Baishya *alias* Santosh Baisya and her only daughter, Gouri Baishya *alias* Gouri Baisya, as her only legal heirs and heiress, who jointly and in equal shares inherited the right, title and interest of the Late Binode Bala Baishya, in the Mother Property, free from all encumbrances.

5.1.4 **Demise of Nilendu Kumar Baishya:** On 20<sup>th</sup> January, 2005, Nilendu Kumar Baishya, a Hindu bachelor, governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind him surviving, his 2 (two) brothers, namely, (1) Bimalendu Kumar Baishya *alias* Bimal Kumar Baishya and (2) Santosh Kumar Baishya *alias* Santosh Baisya, and his only sister, Gouri Baishya *alias* Gouri Baisya, as his only legal heirs and heiress, who jointly and in equal shares inherited the right, title and interest of the Late Nilendu Kumar Baishya in the Mother Property, free from all encumbrances.

Gouri Baisya





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- 5.1.5 **Formation of Plots:** (1) Bimalendu Kumar Baishya *alias* Bimal Kumar Baishya (2) Santosh Kumar Baishya *alias* Santosh Baisya and (3) Gouri Baishya *alias* Gouri Baisya, for commercial exploitation of the Mother Property, jointly formed several plots of land and decided to transfer such plots to any intending purchaser for valuable consideration.
- 5.1.6 **Ownership of Bimalendu & Anr.'s Property:** (1) Bimalendu Kumar Baishya *alias* Bimal Kumar Baishya and (2) Santosh Kumar Baishya *alias* Santosh Baisya, became the joint and absolute owners of land measuring 46.2934 (forty six point two nine three four) decimal, more or less, out of Mother Property (**Bimalendu & Anr.'s Property**), free from all encumbrances.
- 5.1.7 **Gift to Vendor:** By a Deed of Gift in Bengali language (*Daanpatra*) dated 25<sup>th</sup> September, 2012, registered in the Office of Additional District Sub Registrar, Barrackpore, in Book No. I, CD Volume No. 25, at Pages 6522 to 6536, being Deed No. 10196 for the year 2012, (1) Bimalendu Kumar Baishya *alias* Bimal Kumar Baishya and (2) Santosh Kumar Baishya *alias* Santosh Baisya, out of natural love and affection towards their sister, Gouri Baishya *alias* Gouri Baisya (the Vendor herein), gifted land measuring 0.9969 (zero point nine nine six nine) decimal [equivalent to 9 (nine) *chittack* and 30 (thirty) square feet], more or less, out of Bimalendu & Anr.'s Property, free from all encumbrances.
- 5.1.8 **Ownership of Gouri's Property:** In the above mentioned events and circumstances, Gouri Baishya *alias* Gouri Baisya became the sole and absolute owner of land measuring 10.7035 (ten point seven zero three five) decimal, more or less out of the Mother Property (**Gouri's Property**), free from all encumbrances.
- 5.1.9 **Sale to Manotosh Baishya:** By a Deed of Conveyance dated 25<sup>th</sup> September, 2012, registered in the Office of Additional District Sub Registrar, Barrackpore, in Book No. I, CD Volume No. 25, at Pages 6454 to 6468, being Deed No. 10192 for the year 2012, Vendor sold, conveyed and transferred to Manotosh Baishya *inter alia* land measuring 3.0418 (three point zero four one eight) decimal, more or less, out of Gouri's Property (**Said Transfer**), free from all encumbrances.
- 5.1.10 **Ownership of Larger Property:** After the Said Transfer, the Vendor remained the sole and absolute owner of land measuring 7.6617 (seven point six six one seven) decimal, more or less, out of Gouri's Property (**Larger Property**), free from all encumbrances. The Said Property is a part and portion of the Larger Property and is also the subject matter of this conveyance.
- 5.1.11 **Absolute Ownership of Vendor:** In the abovementioned circumstances the Vendor has become the sole and absolute owner of the Said Property out of the Larger 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.

Gouri Baisya





ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
12 JUN 2016



- 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.
- 5.2.3 **No Encumbrance by Act of Vendor:** 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 whatsoever 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, *debutter*, *wakf*, 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/Transfer of Rights:** Maa Amba Infrastructure Private Limited, having its office at B-401, 4<sup>th</sup> Floor, City Centre, Salt Lake, Kolkata-700064 (**First Company**) had contractual transferable interest and/or right in the Said Property. Suman Construction Company Private Limited, 4, Ratan Sarkar Garden Street,

Gowri Basya



ADDITIONAL REGISTRAR  
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Kolkata - 700007 (**Second Company**) had contracted with the Purchaser to cause the sale of the Said Property to the Purchaser directly from the Vendor and to cause the First Company to surrender all its rights, interests and claims, of any and every nature whatsoever, for a consolidated consideration, which included the price to be paid to the Vendor and the compensation to be paid to the First Company as well as the profit of the Second Company. Pursuant to the above, the Second Company is causing sale of the Said Property by the Vendor directly to the Purchaser by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the First Company, the First Company surrendered all its rights, interests and claims, of any and every nature whatsoever, in favour of the Purchaser for mutually agreed consideration and the Second Company also confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

## 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, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 5.0531 (five point zero five three one) decimal [equivalent to 3.0625 (three point zero six two five) *cottah*], more or less, out of 56 (fifty six) decimal, being Plot No. 5, comprised in R.S. *Dag* No. 760, corresponding L.R. *Dag* No. 1588, recorded in L.R. *Khatian* Nos. 414, 508, 798 and 2346, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet*, Sub-Registration District Sodepore (formerly Barrackpore), District North 24 Parganas **together with** the right to ingress and egress through the 12' (twelve feet) wide common passage in the north and the Said Property is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and **together also 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, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.14,80,428/- (Rupees fourteen lac eighty thousand four hundred and twenty eight) paid by the Purchaser to the Vendor, 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, *debutter*, *wakf*, 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.

Gouri Baisya





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12 JUN 2016

- 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 by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify 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 claim made by any third parties with respect to the title of the Vendor.
- 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 has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing 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.

Gouri Baisya





ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
12 JUN 2010

- 8.6 **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 housing for construction of a housing 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 housing and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under her, 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.

Gowri Baisya





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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
12 JUN 2016



**Schedule**  
**(Said Property)**

Land classified as *sali* (agricultural) measuring 5.0531 (five point zero five three one) decimal [equivalent to 3.0625 (three point zero six two five) *cottah*], more or less, out of 56 (fifty six) decimal, being Plot No. 5, comprised in R.S. *Dag* No. 760, corresponding L.R. *Dag* No. 1588, recorded in L.R. *Khatian* Nos. 414, 508, 798 and 2346, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Sodepore (formerly Barrackpore), District North 24 Parganas **together with** the right to ingress and egress through the 12' (twelve feet) wide common passage in the north and the Said Property is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : 12 (twelve) feet wide common passage  
**On the East** : Plot No. 6 in R.S. *Dag* No. 760 (Part)  
**On the South** : R.S. *Dag* Nos. 757 and 756  
**On the West** : R.S. *Dag* No. 700

**Together also 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, free from all encumbrances.

The Said Property is tabulated in the Chart below:

<i>Mouza</i>	R.S <i>Dag</i> No.	L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Total Area of <i>Dag</i> (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Patulia	760	1588	414, 508, 798 & 2346	56	5.0531	(1) Nilendu Kumar Baishya (2) Bimalendu Kumar Baishya (3) Santosh Kumar Baishya and (4) Binod Bala Baishya

Gowri Baishya





ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
12 JUN 2010

**9. Execution and Delivery**

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

*Gouri Baisya*

(Gouri Baishya *alias* Gouri Baisya)  
(Vendor)

AADHARSEELA DEALERS PVT. LTD.

COOLHUT PROJECTS PRIVATE LIMITED

*Sanjay Sen*  
Director / Authorised Signatory

(Purchaser)

**Drafted By**

*Jautush Chaudhuri*

Jautush Chaudhuri  
Advocate  
High Court, Calcutta  
F-68/238/2001

**Witnesses:**

Signature *Sudip Dutta Chowdhury*

Name: Sudip Dutta Chowdhury

Father's Name: Dilip Dutta Chowdhury

Address: Bangkim Pally (Dakshin), Near  
Dipali Sagha Math, Madhyamgram  
Municipality, Ward No. 10, Post Office &  
Police Station Madhyamgram, Kolkata-  
700129 Madhyamgram

Signature *Manojit Baisya*

Name *Manojit Baisya*

Father's Name *Late M. K. Baisya*

Address *111/5 Midnapur Road*  
*Trinajapara Ranigany*



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ADDITIONAL REGISTRAR  
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12 JUN 2010

### Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.14,80,428/-** (**Rupees fourteen lac eighty thousand four hundred and twenty eight**) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (in Rs.)
Demand Draft No. 123631 (Part)	09.06.2016	Axis Bank Limited, Kolkata Branch	14,80,428/-

*Gouri Baisya*

(Gouri Baishya *alias* Gouri Baisya)  
(Vendor)

**Witnesses:**

Signature *Sudip Dutta Chowdhury*

Name: Sudip Dutta Chowdhury

Signature *Manojit Baisya*

Name *Manojit Baisya*



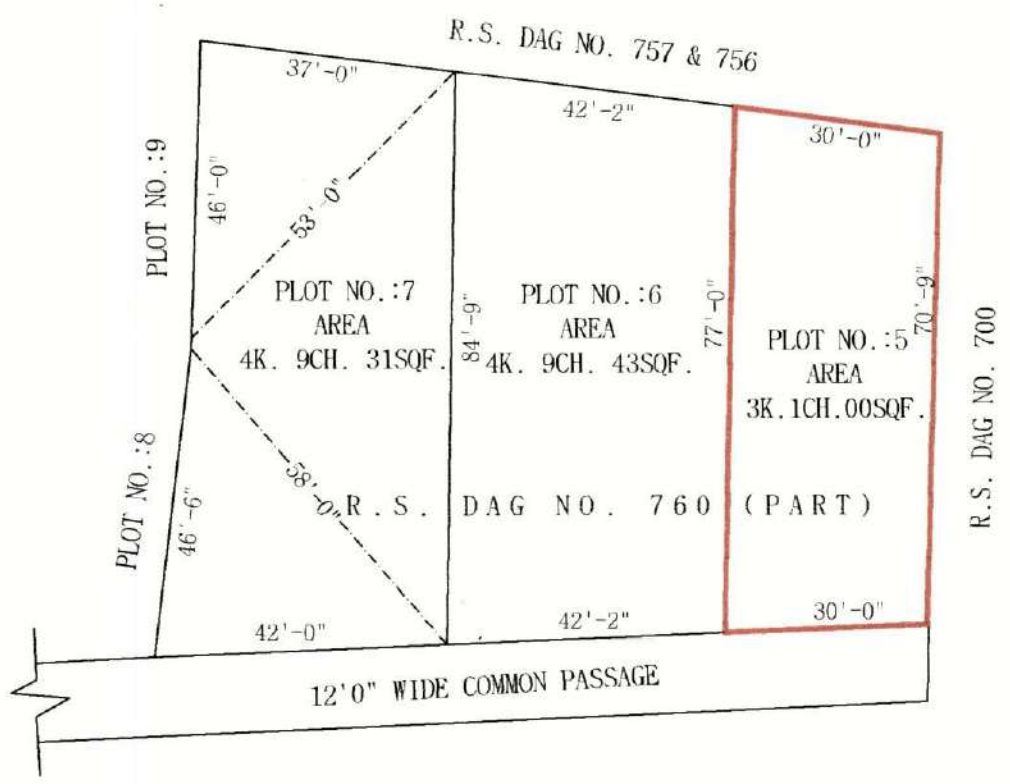
*J*

ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
12 JUN 2016

Plan

**SITE PLAN OF R.S. DAG NO.- 760 CORRESPONDING L.R. DAG NO.- 1588,  
L.R. KHATIAN NO.- 798, 414, 508 & 2346, MOUZA- PATULIA, J.L. NO.- 4,  
P.S. - KHARDAHA, UNDER PATULIA GRAM PANCHAYET, DIST. - NORTH  
24 PARGANAS**

Total Area in Dag No.760 is 56 Decimal



Gouti Paisya

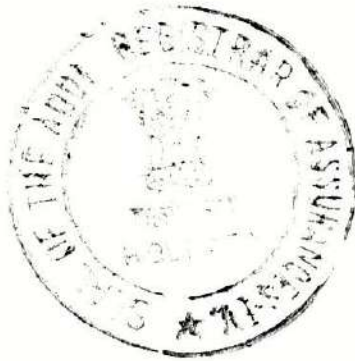
AADHARSEELA DEALERS PVT. LTD.  
 COOLHUT PROJECTS PRIVATE LIMITED  
  
 Director / Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

NAME & SIGNATURE OF THE PURCHASER/S. :

**LEGEND : 5.0531 DECIMAL EQUIVALENT TO 3.0625 COTTAH DIVIDED AND  
 DEMARCATED SHALI LAND OUT OF 56 DECIMAL IN R.S. DAG NO. 760  
 CORRESPONDING L.R. DAG NO. 1588.**

SHOWN THUS:



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
12 JUN 2018



# SPECIMEN FORM TEN FINGER PRINTS

Sl. No. Signature of the executants and/or purchaser Presentants



*Sanjay Surt*

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



*Gouti Baiya*

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

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



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
12 JUN 2016

## Seller, Buyer and Property Details

### A. Seller & Buyer Details

#### Presentant Details

SL No.	Name and Address of Presentant
1	Sanjay Sadhu Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

#### Seller Details

SL No.	Name, Address, Photo, Finger print and Signature
1	Gouri Baishya (Alias: Gouri Baisya) Wife of Late Manmat Baishya Glass Factory Road, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AHIPB4164B;; Status : Individual; Date of Execution : 12/06/2016; Date of Admission : 12/06/2016; Place of Admission of Execution : Pvt. Residence



### Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	Aadharseela Dealers Private Limited 2nd Floor, 101, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AAJCA1846L,; Status : Organization
2	Coolhut Projects Private Limited 2nd Floor, 101, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AAFCC0095B,; Status : Organization; Represented by their ( 1-2 ) representative as given below:-
1-2 (1)	Sanjay Sadhu Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. CABPS3447J,; Status : Representative; Date of Execution : 12/06/2016; Date of Admission : 12/06/2016; Place of Admission of Execution : Pvt. Residence

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Sudip Dutta Chowdhury Son of Dilip Dutta Chowdhury Madhyamgram, Bankim Pally (South), P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24- Parganas, West Bengal, India, PIN - 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Gouri Baishya, Sanjay Sadhu	

### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Khardaha, Gram Panchayat: PATULIA, Mouza: Patulia	LR Plot No:- 1588 , LR Khatian No:- 414	5.0531 Dec	14,80,428/-	14,80,428/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

### Transfer of Property from Seller to Buyer

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**Transfer of Property from Seller to Buyer**

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Gouri Baishya	Aadharseela Dealers Private Limited	2.52655	50
	Gouri Baishya	Coolhut Projects Private Limited	2.52655	50

**D. Applicant Details****Details of the applicant who has submitted the requisition form**

Applicant's Name	Jautush Chaudhuri
Address	7C, K.S. Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate





Office of the A.R.A. - IV KOLKATA, District: Kolkata  
Endorsement For Deed Number : I - 190405611 / 2016

Query No/Year	19040000738657/2016	Serial no/Year	1904005028 / 2016
Deed No/Year	I - 190405611 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Sanjay Sadhu	Presented At	Private Residence
Date of Execution	12-06-2016	Date of Presentation	12-06-2016

Remarks

On 11/06/2016

**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 14,80,428/-



(Asit Kumar Joarder)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

On 12/06/2016

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

Presented for registration at 14:15 hrs on : 12/06/2016, at the Private residence by Sanjay Sadhu ,.

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

Execution is admitted on 12/06/2016 by

Gouri Baishya, Alias Gouri Baisya, Wife of Late Manmat Baishya, Glass Factory Road, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, By caste Hindu, By Profession House wife  
Indetified by Sudip Dutta Chowdhury, Son of Dilip Dutta Chowdhury, Madhyamgram, Bankim Pally (South), P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, By caste Hindu, By Profession Business

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

Execution is admitted on 12/06/2016 by

1. Sanjay Sadhu Authorized Signatory, Aadharseela Dealers Private Limited, 2nd Floor, 101, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sanjay Sadhu, Son of Amal Kumar Sadhu, Siddha Park, 99A, Park Street, P.O: Park Street, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, By caste Hindu, By profession Service
2. Sanjay Sadhu Authorized Signatory, Coolhut Projects Private Limited, 2nd Floor, 101, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sanjay Sadhu, Son of Amal Kumar Sadhu, Siddha Park, 99A, Park Street, P.O: Park Street, Thana: Park Street, , City/Town:



KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, By caste Hindu, By profession Service  
Identified by Sudip Dutta Chowdhury, Son of Dilip Dutta Chowdhury, Madhyamgram, Bankim Pally (South),  
P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, By  
caste Hindu, By Profession Business

*As*

(Asit Kumar Joarder)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

On 16/06/2016

**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 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 16,378/- ( A(1) = Rs 16,280/- ,E = Rs  
14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs  
16,378/-

**Description of Draft**

1. Rs 16,378/- is paid, by the Draft(8554-16) No: 016127000442, Date: 13/06/2016, Bank: STATE BANK OF  
INDIA (SBI), DALHOUSIE SQUARE.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 74,041/- and Stamp Duty paid by Draft Rs  
74,041/-, by Stamp Rs 10/-

**Description of Stamp**

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 172085, Purchased on 07/03/2016, Vendor named S  
MUKHERJEE.

**Description of Draft**

1. Rs 74,041/- is paid, by the Draft(8554-16) No: 016126000442, Date: 13/06/2016, Bank: STATE BANK OF  
INDIA (SBI), DALHOUSIE SQUARE.

*As*

(Asit Kumar Joarder)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal



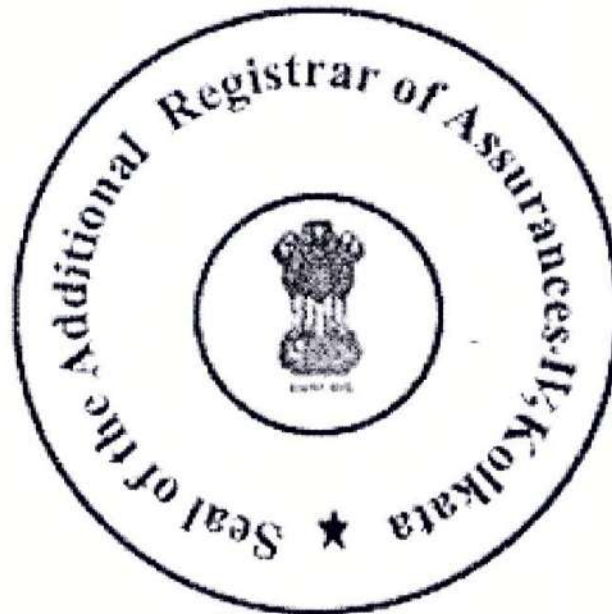


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 210679 to 210707

being No 190405611 for the year 2016.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.06.21 12:04:13 +05:30  
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 21-06-2016 12:04:12  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)



Dated this 12<sup>th</sup> day of June, 2016

**Between**

**Gouri Baishya *alias* Gouri Baisya  
...Vendor**

**And**

**Aadharseela Dealers Private Limited & Anr.  
...Purchasers**

**CONVEYANCE**

5.0531 (five point zero five three one) decimal  
Portion of R.S. *Dag* No. 760  
L.R. *Dag* No. 1588  
*Mouza* Patulia  
Police Station Khardah  
District North 24 Parganas

**Saha & Ray**

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