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Additional Registrar of
Assurances-IV, Kolkata

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

Additional Registrar
of Assurances-IV, Kolkata

16 JUN 2016

CONVEYANCE

1. Date: 10th June 2016
2. Place: Kolkata
3. Parties:

Santosh

Santosh

172089

SAMA & RAY

Advocates
34/1 3rd Floor, Hastings Chambers
7C, Khar, Shivajinagar, Pune
Maharashtra - 411004

NAME.....
 ADD.....
 Rs.....

- 7 MAR 2016

SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 5 & 3, B. S. Highway Road, Pune

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- 7 MAR 2016

- 7 MAR 2016

SECRETARY
 REGISTRAR GENERAL
 10 JUN 2016



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/20/134/231103

পরিচয় পত্র



Elector's Name Sri Santosh Kumar Baishya

নির্বাচকের নাম শ্রী সন্তোষ কুমার বৈশ্য

Father's Name Harinath Baishya

পিতার নাম হরিনাথ বৈশ্য

Sex M

লিঙ্গ পুং

Age as on 1.1.2002 60

১.১.২০০২-এ বয়স ৬০


Santosh Kumar Baishya

Address:
Patulya Baishya Para Patulya Khardah North 24
Parganas 743188



ঠিকানা:
পাতুলিয়া বৈশ্যপারা, পাতুলিয়া খর্দাহ উত্তর ২৪ পরগণা ৭৪৩১৮৮

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিয়ন্ত্রণ পক্ষের
Assembly Constituency: 134-Khardah
নির্বাচন এলাকা নং: ১৩৪-খর্দাহ
Place: North 24 Parganas
Date: 21.07.2002




ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD CKW3258837
পরিচয় পত্র

Elector's Name Sudip Dutta Chowdhury
নির্বাচকের নাম সুদীপ দত্ত চৌধুরী
Father's Name Dilip Dutta Chowdhury
পিতার নাম দিলীপ দত্ত 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 :
 বঙ্কিমপল্লী দক্ষিণ , বন্দ্যোপাধ্যায় ১০ বারাসাত উত্তর ২৪ পরগণা ৭৪৩২৭৫

[Handwritten Signature]

Facsimile Signature
 Electoral Registration Officer
 নির্বাচক নিবন্ধন আধিকারিক

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



Additional Registrar of
 Assurances-IV, Kolkata

S-7
Santosh-1







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

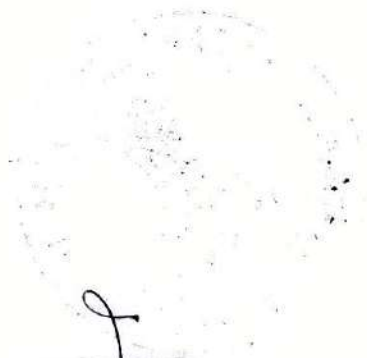
Signature / LTI Sheet of Query No/Year 19040000738698/2016

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	Santosh Kumar Baishya Alias Santosh Kumar Baisya Baishya Para, Village Patulia, P.O:- Patulia, P.S:- Khardaha, District:-North 24- Parganas, West Bengal, India, PIN - 700119	Seller		B170 	Santosh Kumar Baishya 10.6.16.
2	Dibyendu Shekhar Das 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 [Astbhuja Complex Private Limited]		3169 	Dibyendu Shekhar Das 10/6/16
SI 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	Santosh Kumar Baishya, Dibyendu Shekhar Das		Sudip Dutta Chowdhury 10/6/16	

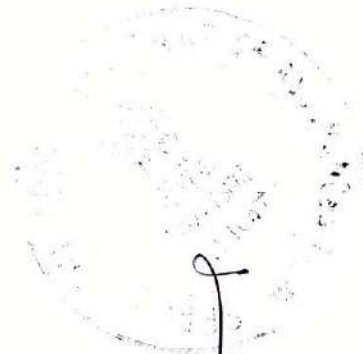
(Asit Kumar Joarder)

ADDITIONAL REGISTRAR
OF ASSURANCE



10 JUN 2016

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



REGISTRAR OF ASSURANCES IN KOLKATA
10 JUN 2016

- 3.1 **Santosh Kumar Baishya** *alias* **Santosh Kumar Baisya**, son of Late Harinath Baishya *alias* Harinath Baisya, by faith Hindu, by occupation Retired Person, nationality Indian, residing at Baishya Para, Village Patulia, Post Office Patulia, Kolkata-700119, Police Station Khardah, District North 24 Parganas [**PAN AYGPB3445E**]
(**Vendor**, includes successors-in-interest)

And

- 3.2 **Astbhuja Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street [**PAN AALCA3617P**], represented by its authorized signatory, **Dibyendu Shekhar Das**, son of Nani Gopal Das, 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 BCZPD6675C**] (**Purchaser**, includes successors-in-interest).

Vendor and Purchaser 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 *danga* (highland) measuring 3.2606 (three point two six zero six) decimal [equivalent to 1.9761 (one point nine seven six one) *cottah*], more or less, out of 56 (fifty six) decimal, being a portion of R.S. *Dag* No. 768, corresponding L.R. *Dag* No. 1587, recorded in L.R. *Khatian* No. 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 (**Said Property**), more fully described in the **Schedule** below and the said R.S. *Dag* No. 768 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and **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, 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:
- 5.1.1 **Ownership of Binode Bala Baishya:** By a Deed of Partition in Bengali language (*Bantannama*) dated 19th November, 1964, registered in the Office of the Sub-Registrar, Barrackpore, North 24 Parganas, in Book No. I, Volume No. 77, at Pages 36 to 49, being Deed No. 5694 for the year 1964, (1) Heramba Kumar Baishya, son of Harinath Baishya as first party therein (2) Birendra Kumar Baishya, son of Harinath Baishya as second party therein (3) Nilendu Kumar Baishya, son of Harinath Baishya, Bimalendu Kumar Baishya *alias* Bimal Kumar Baishya, son of Harinath Baishya and Santosh Kumar Baishya *alias* Santosh Kumar Baisya, son of Harinath Baishya, collectively third party and (4) Binode Bala Baishya, wife of Harinath Baishya as fourth party, jointly partitioned *inter alia* land measuring 59 (fifty nine) decimal, being the entirety of R.S. *Dag* No. 768, *Mouza* Patulia, J.L. No. 4, Police Station Khardah,



Santosh



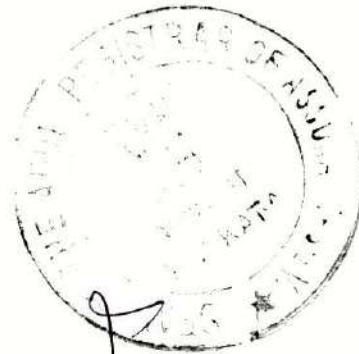
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OF ASSURANCES, KOLKATA
10 JUN 2016

within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Barrackpore (presently Sodepur), District North 24 Parganas (**Mother Property**) and pursuant thereto Binode Bala Baishya became the sole and absolute owner of the Mother Property, free from all encumbrances.

- 5.1.2 **Mutation of Binode Bala's Property:** Binode Bala Baishya got her name recorded in the records of Block Land and Land Reforms Office, Barrackpore II, in respect of land classified as *danga* (highland) measuring 56 (fifty six) decimal, more or less, being the entirety of L.R. *Dag* No. 1587 (which was curved out of R.S. *Dag* No. 768), *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 (**Binode Bala's Property**), in L.R. *Khatian* No. 2346.
- 5.1.3 **Demise of Binode Bala Baishya:** On 12th 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) Bimalendu Kumar Baishya *alias* Bimal Kumar Baishya (2) Nilendu Kumar Baishya and (3) Santosh Kumar Baishya *alias* Santosh Kumar Baisya (the Vendor herein) and her only daughter, Gouri Baishya *alias* Gouri Baisya, as her only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Binode Bala Baishya in Binode Bala's Property, free from all encumbrances.
- 5.1.4 **Demise of Nilendu Kumar Baishya:** On 20th 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 Kumar Baisya (the Vendor herein), and his only sister, Gouri Baishya *alias* Gouri Baisya, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Nilendu Kumar Baishya in Binode Bala's Property, free from all encumbrances.
- 5.1.5 **Ownership of Binode Bala's Property:** By virtue of Hindu law of inheritance (1) Bimalendu Kumar Baishya *alias* Bimal Kumar Baishya, (2) Santosh Kumar Baishya *alias* Santosh Kumar Baisya (the Vendor herein) and (3) Gouri Baishya *alias* Gouri Baisya became the joint and absolute owners of Binode Bala's Property, free from all encumbrances. The distribution of share in Binode Bala's Property is tabulated in the chart below:

Name of the Owners	R.S <i>Dag</i> No.	L.R. <i>Dug</i> No.	L.R. <i>Khatian</i> No.	Area (in Dec)	Ownership Details (in Dec)	Remarks
Bimalendu Kumar Baishya <i>alias</i> Bimal Kumar Baishya	768	1587	2346	18.667	Inherited from Binod Bala Baishya - 14.000 Inherited from Nilendu Kumar Baishya - 4.667 Total - 18.667	Bimalendu's Property
Santosh Kumar Baishya <i>alias</i> Santosh Kumar Baisya (the Vendor herein)	768	1587			18.667	Inherited from Binod Bala Baishya - 14.000 Inherited from Nilendu Kumar Baishya - 4.667 Total - 18.667



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
10 JUN 2016

Gouri Baishya <i>alias</i> Gouri Baisya	768	1587		18.667	Inherited from Binod Bala Baishya - 14.000 Inherited from Nilendu Kumar Baishya - 4.667 Total - 18.667	Gouri's Property
Total				56.00		

- 5.1.6 **Ownership of Santosh's Property:** In the above mentioned circumstances Santosh Kumar Baishya *alias* Santosh Kumar Baisya (the Vendor herein) became the sole and absolute owner of Santosh's Property, i.e. land measuring 18.667 (eighteen point six six seven) decimal, more or less, out of Binode Bala's Property, free from all encumbrances.
- 5.1.7 **First Transfer by Vendor:** By a Deed of Conveyance dated 7th March, 2012, registered in the Office of Additional District Sub-Registrar, Barrackpore, in Book No. I, CD Volume No. 6, at Pages 6903 to 6917, being Deed No. 02476 for the year 2012, Vendor sold, conveyed and transferred to Amit Ghosh *inter alia* land measuring 1.1 (one point one) decimal, more or less, out of Santosh's Property (**First Transfer**), free from all encumbrances.
- 5.1.8 **Second Transfer by Vendor:** By a Deed of Conveyance dated 7th March, 2012, registered in the Office of Additional District Sub-Registrar, Barrackpore, in Book No. I, CD Volume No. 6, at Pages 6918 to 6935, being Deed No. 02477 for the year 2012, Vendor sold, conveyed and transferred to (1) Mrinal Sharma and (2) Tanusri Sharma *inter alia* land measuring 2.1411 (two point one four one one) decimal, more or less, out of Santosh's Property (**Second Transfer**), free from all encumbrances.
- 5.1.9 **Third Transfer by Vendor:** By a Deed of Conveyance dated 7th March, 2012, registered in the Office of Additional District Sub-Registrar, Barrackpore, in Book No. I, CD Volume No. 6, at Pages 6968 to 6982, being Deed No. 02479 for the year 2012, Vendor sold, conveyed and transferred to Sushama Baishya *inter alia* land measuring 2.75 (two point seven five) decimal, more or less, out of Santosh's Property (**Third Transfer**), free from all encumbrances.
- 5.1.10 **Fourth Transfer by Vendor:** By a Deed of Conveyance dated 7th March, 2012, registered in the Office of Additional District Sub-Registrar, Barrackpore, in Book No. I, CD Volume No. 6, at Pages 6998 to 7012, being Deed No. 02481 for the year 2012, Vendor sold, conveyed and transferred to Milton Baishya *inter alia* land measuring 1.1 (one point one) decimal, more or less, out of Santosh's Property (**Fourth Transfer**), free from all encumbrances.
- 5.1.11 **Fifth Transfer by Vendor:** By a Deed of Conveyance dated 7th March, 2012, registered in the Office of Additional District Sub-Registrar, Barrackpore, in Book No. I, CD Volume No. 6, at Pages 7013 to 7030, being Deed No. 02482 for the year 2012, Vendor sold, conveyed and transferred to (1) Amitava Bhowmick and (2) Sulekha Bhowmik *inter alia* land measuring 1.1 (one point one) decimal, more or less, out of Santosh's Property (**Fifth Transfer**), free from all encumbrances.
- 5.1.12 **Sixth Transfer by Vendor:** By a Deed of Conveyance dated 7th March, 2012, registered in the Office of Additional District Sub-Registrar, Barrackpore, in Book No. I, CD Volume No. 7, at Pages 1 to 15, being Deed No. 02483 for the year 2012, Vendor sold, conveyed and transferred to Manjari Paul *alias* Manjuri Pal *inter alia* land






ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
10 JUN 2016

measuring 1.3559 (one point three five five nine) decimal, more or less, out of Santosh's Property (**Sixth Transfer**), free from all encumbrances.

- 5.1.13 **Seventh Transfer by Vendor:** By a Deed of Conveyance dated 7th March, 2012, registered in the Office of Additional District Sub-Registrar, Barrackpore, in Book No. I, CD Volume No. 7, at Pages 16 to 30, being Deed No. 02484 for the year 2012, Vendor sold, conveyed and transferred to Ganeshwar Patawa *alias* Patayo Ganeshwar *inter alia* land measuring 1.1 (one point one) decimal, more or less, out of Santosh's Property (**Seventh Transfer**), free from all encumbrances.
- 5.1.14 **Eighth Transfer by Vendor:** By a Deed of Conveyance dated 25th May, 2012, registered in the Office of Additional District Sub-Registrar, Barrackpore, in Book No. I, CD Volume No. 14, at Pages 4708 to 4722, being Deed No. 05481 for the year 2012, Vendor through his constituted attorney Manotosh Baishya, sold, conveyed and transferred to Kishor Barman *inter alia* land measuring 1.7340 (one point seven three four zero) decimal, more or less, out of Santosh's Property (**Eighth Transfer**), free from all encumbrances.
- 5.1.15 **Ninth Transfer by Vendor:** By a Deed of Conveyance dated 25th September, 2012, registered in the Office of Additional District Sub-Registrar, Barrackpore, in Book No. I, CD Volume No. 26, at Pages 626 to 640, being Deed No. 10254 for the year 2012, Vendor sold, conveyed and transferred to Sushama Baishya *inter alia* land measuring 3.025 (three point zero two five) decimal, more or less, out of Santosh's Property (**Ninth Transfer**), free from all encumbrances.
- 5.1.16 **Absolute Ownership of Vendor:** After the First Transfer, Second Transfer, Third Transfer, Fourth Transfer, Fifth Transfer, Sixth Transfer, Seventh Transfer, Eighth Transfer and Ninth Transfer, the Vendor remained the sole and absolute owner of the Said Property out of Santosh's Property, free from all encumbrances. The Said Property is the subject matter of this conveyance.
- 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.
- 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.



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- 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, *debuttar*, 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, 4th 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, 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.





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10/17/2016

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 *danga* (highland) measuring 3.2606 (three point two six zero six) decimal [equivalent to 1.9761 (one point nine seven six one) *cottah*], more or less, out of 56 (fifty six) decimal, being a portion of R.S. *Dag* No. 768, corresponding L.R. *Dag* No. 1587, recorded in L.R. *Khatian* No. 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 and the said R.S. *Dag* No. 768 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and **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, free from all encumbrances.
- 7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.33,52,000/- (Rupees thirty three lac fifty two thousand) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby as well as by the Vendor's 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.
- 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,



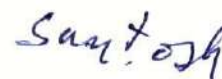



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10 Jun 2015

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, 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 **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 highland 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 highland 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





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10 20th 2000

in the name of the Purchaser and conversion of the nature of use and classification thereof from highland 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 him, 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.

Schedule
(Said Property)

Land classified as *danga* (highland) measuring 3.2606 (three point two six zero six) decimal [equivalent to 1.9761 (one point nine seven six one) *cottah*], more or less, out of 56 (fifty six) decimal, being a portion of R.S. *Dag* No. 768, corresponding L.R. *Dag* No. 1587, recorded in L.R. *Khatian* No. 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 and the said R.S. *Dag* No. 768 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : R.S. *Dag* Nos. 767 and 767/1687
On the East : R.S. *Dag* Nos. 766, 769 and 770
On the South : R.S. *Dag* Nos. 770 and 771
On the West : R.S. *Dag* No. 760

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, 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	768	1587	2346	56	3.2606	Binode Bala Baishya



Suptosh



7

10 JUN 2015

9. Execution and Delivery

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

Santosh Kumar Baishya

(Santosh Kumar Baishya alias Santosh
Kumar Baisya)
(Vendor)

ASTBUJA COMPLEX PRIVATE LIMITED

[Signature]
Director / Authorised Signatory

(Purchaser)

Drafted by:

Shuvadipta
(Shuvadipta Chakraborty)

Advocate
High Court, Calcutta

F/184/14

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 *Urpita Baisya*

Name *Urpita Baisya*

Father's Name *Late Pabitra Majumder*

Address *Patulia Baisya para,*
old Calcutta road. Dis
24 PGS(N) Kol-119.



10 JUN 2010

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.33,52,000/-** (**Rupees thirty three lac fifty two thousand**) towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Demand Draft No. 123627	09.06.2016	Axis Bank Limited, Kolkata Branch	33,52,000/-

Santosh Kumar Baishya

(Santosh Kumar Baishya *alias* Santosh
Kumar Baisya)
(Vendor)

Witnesses:

Signature Sudip Dutta Chowdhury

Name: Sudip Dutta Chowdhury

Signature Arpita Baisya

Name: Arpita Baisya



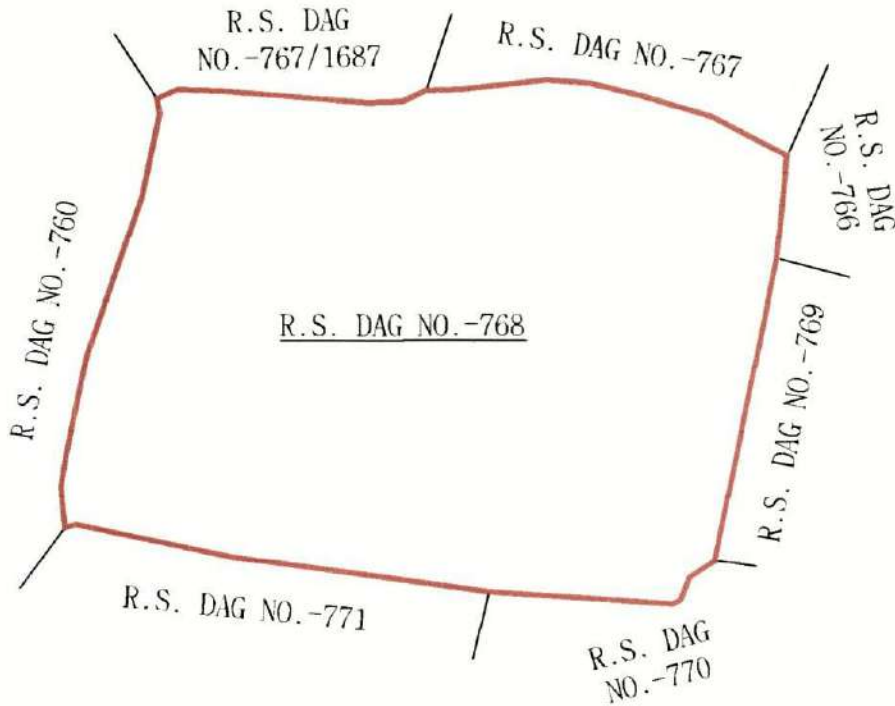
ADDITIONAL REGISTRAR
OF ASSURANCES, HONG KONG
10 JUN 2010

Plan

SITE PLAN OF R.S. DAG NO.- 768 CORRESPONDING L.R. DAG NO.- 1587,
L.R. KHATIAN NO.- 2346, MOUZA- PATULIA, J.L. NO.- 4, P.S. - KHARDAHA,
UNDER PATULIA GRAM PANCHAYET, DIST. - NORTH 24 PARGANAS



Total Area in Dag No.768 is 56 Decimal



Santosh Kumar Maitya

Sant A Kumar Maitya

ASTBUHA COMPLEX PRIVATE LIMITED

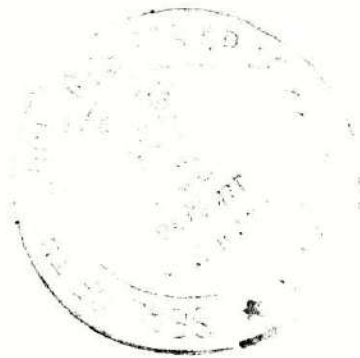
[Signature]
Director / Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

NAME & SIGNATURE OF THE PURCHASER/S. :



















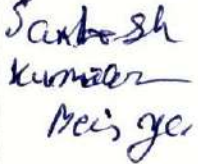















LEGEND : 3.2606 DECIMAL EQUIVALENT TO 1.9761 COTTAH UNDIVIDED
SHARE OF SHALI LAND OUT OF 56 DECIMAL OF R.S. DAG NO.- 768,
L.R. DAG NO.- 1587.

SHOWN THUS :



7
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
10 JULY 2016

SPECIMEN FORM TEN FINGER PRINTS

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



ADDITIONAL REGISTRAR
OF ASSURANCES, WEST BENGAL, KOLKATA
10 JUN 2011

Dated this 10th day of June, 2016

Between

**Santosh Kumar Baishya *alias* Santosh Kumar Baisya
...Vendor**

And

**Astbhuja Complex Private Limited
...Purchaser**

CONVEYANCE

3.2606 (three point two six zero six) decimal
Portion of R.S. *Dag* No. 768
L.R. *Dag* No. 1587
Mouza Patulia
Police Station Khardah
District North 24 Parganas

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

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Dibyendu Shekhar Das 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	Santosh Kumar Baishya (Alias: Santosh Kumar Baisya) Son of Late Harinath Baishya Baishya Para, Village Patulia, P.O:- Patulia, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700119 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AYGPB3445E,; Status : Individual; Date of Execution : 10/06/2016; Date of Admission : 10/06/2016; Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Astbhuja Complex 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. AALCA3617P;; Status : Organization; Represented by representative as given below:-
1(1)	Dibyendu Shekhar Das 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. BCZPD6675C;; Status : Representative; Date of Execution : 10/06/2016; Date of Admission : 10/06/2016; 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,	Santosh Kumar Baishya, Dibyendu Shekhar Das	

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:- 1587 , LR Khatian No:- 2346	3.2606 Dec	33,52,000/-	33,52,000/-	Proposed Use: Bastu, ROR: Danga, Property is on Road

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Jautush Chaudhuri
Address	7C, K. S. Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001

Details of the applicant who has submitted the requisition form

Applicant's Name	Jautush Chaudhuri
Address	7C, K. S. Roy 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 - 190405581 / 2016

Query No/Year	19040000738698/2016	Serial no/Year	1904005126 / 2016
Deed No/Year	I - 190405581 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Dibyendu Shekhar Das	Presented At	Private Residence
Date of Execution	10-06-2016	Date of Presentation	10-06-2016

Remarks

On 10/06/2016

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

Presented for registration at 20:05 hrs on : 10/06/2016, at the Private residence by Dibyendu Shekhar Das ,

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 33,52,000/-

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

Execution is admitted on 10/06/2016 by

Santosh Kumar Baishya, Alias Santosh Kumar Baisya, Son of Late Harinath Baishya, Baishya Para, Village Patulia, P.O: Patulia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, By caste Hindu, By Profession Retired Person

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 10/06/2016 by

Dibyendu Shekhar Das Authorized Signatory, Astbhuja Complex Private Limited, 2nd Floor, 101, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Dibyendu Shekhar Das, Son of Nani Gopal Das, 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 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



(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 36,959/- (A(1) = Rs 36,861/- ,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 36,959/-

Description of Draft

1. Rs 36,959/- is paid, by the Draft(8554-16) No: 016098000442, 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. 1,67,620/- and Stamp Duty paid by Draft Rs 1,67,620/-, by Stamp Rs 10/-

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 172009, Purchased on 07/03/2016, Vendor named S MUKHERJEE.

Description of Draft

1. Rs 1,67,620/- is paid, by the Draft(8554-16) No: 016097000442, Date: 13/06/2016, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.



(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 209767 to 209794

being No 190405581 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.06.21 11:39:28 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 21-06-2016 11:39:28
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)