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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

88AA 870207

10.20  
e 10974/K  
32/4/15  
Registrar of Assurances  
Kolkata 10.20



Mr. 200000  
32/4/15  
Certified that the Document is admitted to Registration. The Stamp Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar  
of Assurances-II, Kolkata

18/12/15

r/c no. 1326/15  
8(1) 201  
8(2) 1201

### CONVEYANCE

1. Date: 27<sup>th</sup> April, 2015
2. Place: Kolkata
3. Parties

কিছুটা ধরুন

কিছুটা ধরুন

Handwritten notes and signatures at the bottom right, including 'Kolkata' and '10.20'.



20 MAR 2015

SL. NO. 60640 DATE.....  
NAME.....  
ADD.....  
AMT.....



Anirban Bhattacharya



c-2965

BLOCKDEALHRISE PRIVATE LIMITED

Anirban Bhattacharya.

Authorized Signatory

Ghosh

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



c-2966

কিষ্কর বারমান

Dipali Barman

Kishor Barman



ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
27 APR 2015

Patulla  
P.S - Khardah  
KOL-119  
Housewife

- 3.1 **Kishor Barman**, son of Niranjan Barman, presently residing at Patulia, Post Office Patulia, Kolkata-700119, Police Station Khardah, District North 24 Parganas and also of 210, Mouza Ijmalichak Purbapara, J.L. No. 235, Bakchamoyana, PIN 721642, Purba Medinipur (**Vendor**, includes successors-in-interest)

**And**

- 3.2 **Blockdeal Hirise Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2<sup>nd</sup> Floor, 101, Park Street, Police Station Park Street, Kolkata-700016 [**PAN AAFCB2204H**], represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of 99A, Park Street, Police Station Park Street, Kolkata-700016 (**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**

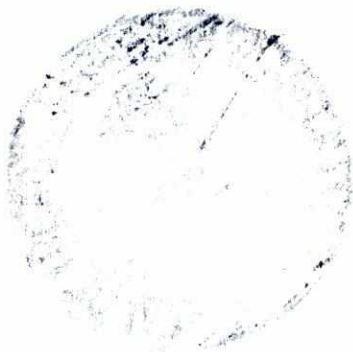
- 4.1 **Said Property:** Land classified as *danga* (highland) measuring 5.2021 (five point two zero two one) decimal [equivalent to 3.1528 (three point one five two eight) *cottah*], more or less, out of 56 (fifty six) decimal, being demarcated as Plot No. 9, comprised in R.S. *Dag* No. 768, corresponding 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* (**PGP**), Sub-Registration District Sodepore (formerly Barackpore), District North 24 Parganas **together with** the right to ingress and egress through the 8' (eight feet) wide common passage in the west (**Said Property**), 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:
- 5.1.1 **Ownership of Binode Bala Baishya:** 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, 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, Bimal Kumar Baishya, son of Harinath Baishya and Santosh Kumar Baishya, son of Harinath Baishya, collectively third party and (4) Binode Bala Baishya, wife of Harinath Baishya, 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, within the jurisdiction of PGP, Sub-Registration District Barrackpore (presently Sodepur), District North 24 Parganas (**Mother Property**) and pursuant thereto Binode Bala Baishya

6/6/2015

Anirban



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became the sole and absolute owner of the Mother Property, free from all encumbrances.

- 5.1.2 **Mutation of Larger 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 PGP, Sub-Registration District Sodepore (formerly Barrackpore), District North 24 Parganas (**Larger Property**), in L.R. *Khatian* No. 2346, free from all encumbrances.
- 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) Bimalendu Kumar Baishya *alias* Bimal Kumar Baishya (2) Nilendu Kumar Baishya and (3) Santosh Kumar Baishya and her only daughter, Gouri Baishya, 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 the Larger 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, and his only sister, Gouri Baishya, 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 the Larger Property, free from all encumbrances.
- 5.1.5 **Ownership of Bimalendu & Ors.:** By virtue of the Hindu Succession Act (1) Bimalendu Kumar Baishya *alias* Bimal Kumar Baishya (2) Santosh Kumar Baishya and (3) Gouri Baishya (collectively **Bimalendu & Ors.**) became the joint and absolute owners of the Larger Property, free from all encumbrances.
- 5.1.6 **Formation of Plots:** Bimalendu & Ors., for commercial exploitation of the Larger Property, jointly formed several plots of land and decided to transfer such plots to any intending purchaser for valuable consideration. The Said Property is a forming part of such plots and also a forming part of the Larger Property.
- 5.1.7 **Sale to Vendor:** By a Deed of Conveyance dated 25<sup>th</sup> 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, Bimalendu & Ors. jointly sold, conveyed and transferred their right, title and interest in the Said Property out of the Larger Property, in favour of Kishor Barman (the Vendor herein), free from all encumbrances.
- 5.1.8 **Absolute Ownership of Vendor:** In the abovementioned circumstances the Vendor has become the sole and absolute owner of the Said Property out of 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



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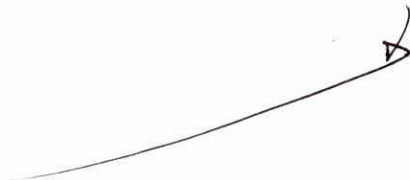
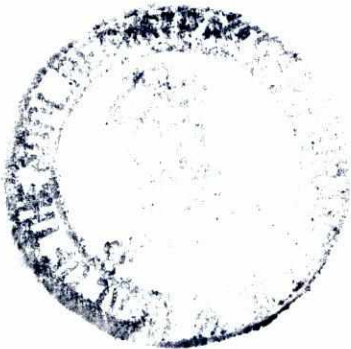
the Said Property is not affected by any scheme of the Panchayet Authority or Government or any Statutory Body.

- 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.
- 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, *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**).





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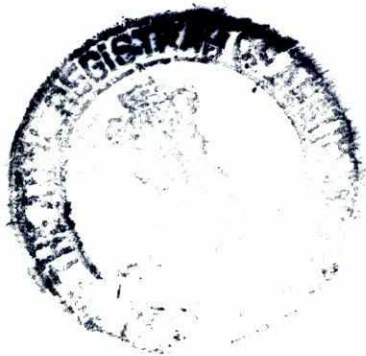
- 6.2 **Surrender/Transfer of Rights:** Maa Amba Infrastructure Private Limited, having its office at B-401, 4<sup>th</sup> Floor, City Centre, Salt Lake, Kolkata-700064 (**First Company**) had contractual transferable interest and/or right in the Said Property. Suman Construction Company Private Limited, 4, Ratan Sarkar Garden Street, 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 *danga* (highland) measuring 5.2021 (five point two zero two one) decimal [equivalent to 3.1528 (three point one five two eight) *cottah*], more or less, out of 56 (fifty six) decimal, being demarcated as Plot No. 9, comprised in 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 PGP, Sub-Registration District Sodepore (formerly Barackpore), District North 24 Parganas **together with** the right to ingress and egress through the 8' (eight feet) wide common passage in the west, 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.
- 7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.21,00,000/- (Rupees twenty one lac) 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



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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, 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

*AS*





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27 APR 2015



ভারতের নির্বাচন কমিশন  
ELECTION COMMISSION OF INDIA

GQG2596591

পরিচয় পত্র  
IDENTITY CARD



নির্বাচকের নাম দিপালী বর্মন  
Elector's Name Dipali Barman

স্বামীর নাম কিশোর বর্মন  
Husband's Name Kishor Barman

লিঙ্গ স্ত্রী  
Sex F  
১.১.২০০৬ এ বয়স ২২  
Age as on 1.1.2006 22

Dipali Barman

ঠিকানা:

মৌজা ইজমালিচক পূর্বপাড়া বাকচা ময়না পূর্ব মেদিনীপুর ৭২১৬৪২

Address:

Mauja-ijmalichak Purbapara Bakcha Mayna Purba  
Medinipur 721642

নির্বাচক নিবন্ধন আধিকারিক  
Facsimile Signature  
Electoral Registration Officer

বিশদসভা নির্বাচন ক্ষেত্র : ২০৩-ময়না

Assembly Constituency: 203-Moyna

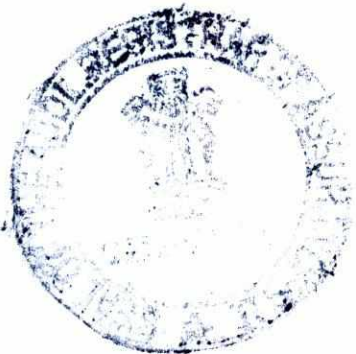
জেলা: পূর্ব মেদিনীপুর

District: Purba Medinipur

তারিখ: ০২.১১.২০০৬

Date: 02.11.2006

126/1267



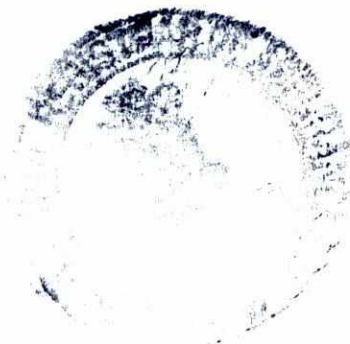
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any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and everyone of the aforesaid rights.

- 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 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.





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

Land classified as *danga* (highland) measuring 5.2021 (five point two zero two one) decimal [equivalent to 3.1528 (three point one five two eight) *cottah*], more or less, out of 56 (fifty six) decimal, being demarcated as Plot No. 9, comprised in 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 Barackpore), District North 24 Parganas **together with** the right to ingress and egress through the 8' (eight feet) wide common passage in the west 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:

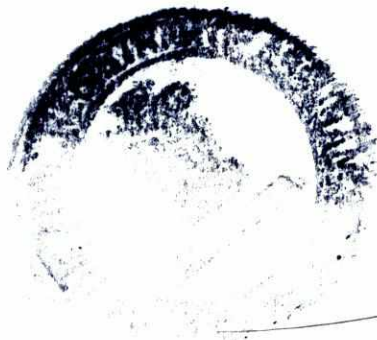
- On the North** : By Plot No. 5 and 6 in R.S. *Dag* No. 768
- On the East** : By R.S. *Dag* No. 769
- On the South** : By R.S. *Dag* No. 770
- On the West** : By Plot No. 10 in R.S. *Dag* No. 768 and 8' (eight feet) wide common passage

**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:

<b><i>Mouza</i></b>	<b>R.S <i>Dag</i> No.</b>	<b>L.R. <i>Dag</i> No.</b>	<b>L.R. <i>Khatian</i> No.</b>	<b>Total Area of <i>Dag</i> (in decimal)</b>	<b>Total Area sold (in decimal)</b>	<b>Name of the Recorded Owner</b>
Patulia	768 /	1587	2346	56	5.2021 /	Binode Bala Baishya





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**9. Execution and Delivery**

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

*Kishor Barman*

(Kishor Barman)  
(Vendor)

BLACKDEAL HIRISE PRIVATE LIMITED

*Anirban Bhattacharya*  
Authorized Signatory

(Purchaser)

Read over and explained the contents of this document in vernacular to me personally to the Vendor, who, after understanding the meaning and purport hereof, has signed his/her name in my presence.

*Dipali Barman*

Drafted By

*Shuvadip Chakraborty*  
Shuvadip Chakraborty  
Advocate  
F/154/14

**Witnesses:**

Signature *Dipali Barman*

Name *Dipali Barman*

Father's Name *Kishor Barman*

Address *Pathulia P.S.*

*Kharaha Kol-119*

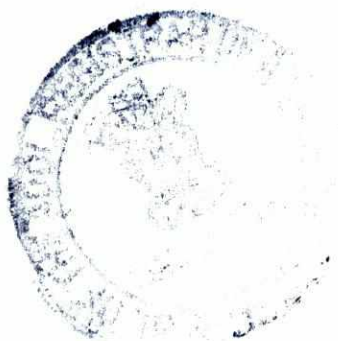
Signature *Smit Chakraborty*

Name *Smit Chakraborty*

Father's Name *Anirban Chakraborty*

Address *7, K.S. Roy Road*

*Clothala - 700001*



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**Receipt and Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs.21,00,000/-** (**Rupees twenty one lac**) 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.)
Pay Order No. 405817	23.04.2015	Axis Bank Limited, Kolkata Branch	16,00,000/-
Pay Order No. 405818	23.04.2015	Axis Bank Limited, Kolkata Branch	5,00,000/-
		<b>Total</b>	<b>21,00,000/-</b>

दिपालि बार्मान

(Kishor Barman)  
(Vendor)

Read over and explained the contents of the document in vernacular by me personally the Vendor, who, after understanding the meaning and purport hereof have put his/ her signature in my presence.

Dipali Barman

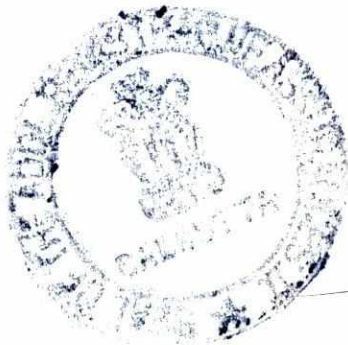
**Witnesses:**

Signature Dipali Barman

Name Dipali Barman

Signature Smita Chakraborty

Name Smita Chakraborty

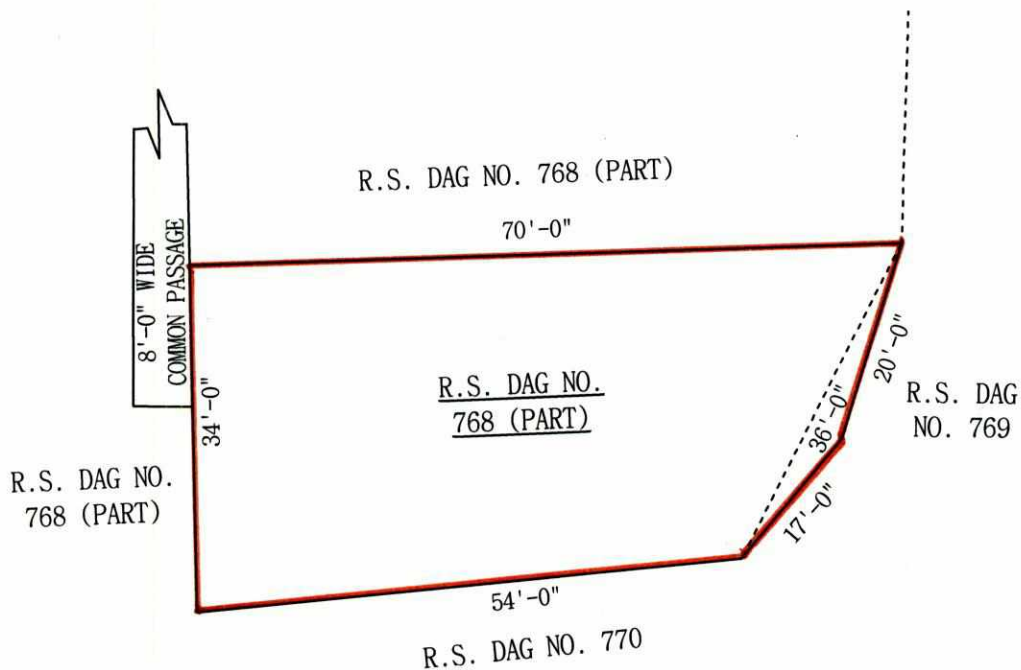


✓  
ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
27 APR 2016

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



Signature of Vendor

BLOCKDEAL HIRISE PRIVATE LIMITED

Anirban Bhattacharya

Authorized Signatory

NAME & SIGNATURE OF THE VENDOR :

NAME & SIGNATURE OF THE PURCHASER :

LEGEND : 5.2021 DECIMAL EQUIVALENT TO 03K. 02CH. 20 SFT. DEMARCATED  
DANGA LAND OUT OF 56 DECIMAL IN R.S. DAG NO. 768  
CORRESPONDING L.R. DAG NO. 1587.

SHOWN THUS :

























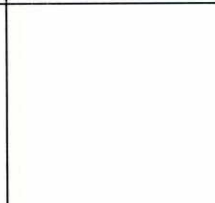

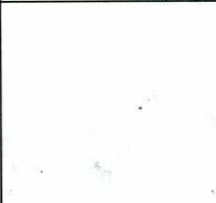


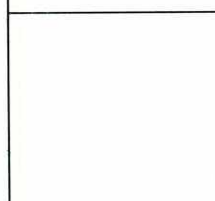
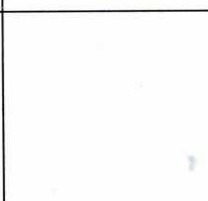

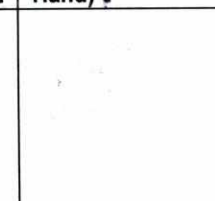
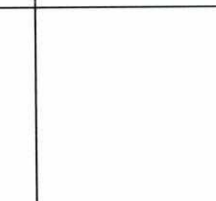




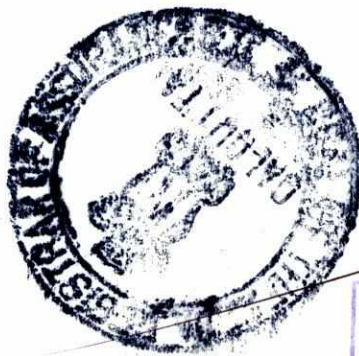
ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA

27 APR 2015

# SPECIMEN FORM TEN FINGER PRINTS

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

II Sean



ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
27 APR 2019



## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Anirban Bhattacharya 99 A, PARK STREET, 99 A, 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	Kishor Barman Son of Niranjan Barman Patulia, P.O:- Patulia, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700119 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,; Status : Individual; Date of Execution : 27/04/2015; Date of Admission : 27/04/2015; Place of Admission of Execution : Pvt. Residence



Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Blockdeal Hirise Pvt Ltd 2nd Floor, Park Street, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AAFCB2204H,; Status : Organization; Represented by representative as given below:-
1(1)	Anirban Bhattacharya 99 A, PARK STREET, 99 A, 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. AOLPB2357J,; Status : Representative; Date of Execution : 27/04/2015; Date of Admission : 27/04/2015; Place of Admission of Execution : Pvt. Residence

#### B. Identifier Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Dipali Barman Wife of Kishor Barman Patulia, P.O:- KHARDAHA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700119 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,	Anirban Bhattacharya, Kishor Barman	

#### 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	RS Plot No:- 768 , RS Khatian No:- 2346	5.2021 Dec	21,00,000/-	21,00,000/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 8 Ft.,

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Anirban Bhattacharya
Address	Premises No:99 A,Thana : Park Street, District : Kolkata, WEST BENGAL, PIN - 700016





Details of the applicant who has submitted the requisition form	
Applicant's Name	Anirban Bhattacharya
Address	Premises No:99 A,Thana : Park Street, District : Kolkata, WEST BENGAL, PIN - 700016
Applicant's Status	Buyer/Claimant



**Office of the A.R.A. - II KOLKATA, District: Kolkata**  
**Endorsement For Deed Number : I - 190211159 / 2015**

Query No/Year	19021000328361/2015	Serial no/Year	1902004715 / 2015
Deed No/Year	I - 190211159 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Anirban Bhattacharya	Presented At	Private Residence
Date of Execution	27-04-2015	Date of Presentation	27-04-2015

**Remarks**

**On 27/04/2015**

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

Presented for registration at 22:20 hrs on : 27/04/2015, at the Private residence by Anirban Bhattacharya .

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

Execution is admitted on 27/04/2015 by

Kishor Barman, Son of Niranjan Barman, Patulia, P.O: Patulia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, By caste Hindu, By Profession Others  
Indetified by Dipali Barman, Wife of Kishor Barman, Patulia, P.O: KHARDAHA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, By caste Hindu, By Profession House wife

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

Execution is admitted on 27/04/2015 by

Anirban Bhattacharya Authorised Signatory, Blockdeal Hirise Pvt Ltd, 2nd Floor, Park Street, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016  
Indetified by Dipali Barman, Wife of Kishor Barman, Patulia, P.O: KHARDAHA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, By caste Hindu, By Profession House wife

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,05,010/- and Stamp Duty paid by Stamp Rs 10/-

**Description of Stamp**

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 60640, Purchased on 20/03/2015,Treasury/Vendor named M Ghosh.



(Dulal Saha)

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

**On 06/05/2015**





**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 21,00,000/-

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 23,180/- ( A(1) = Rs 23,089/- ,E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Draft Rs 23,187/-

**Description of Draft**

1. Rs 23,187/- is paid, by the Draft(8554-16) No: 782157, Date: 29/04/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,05,010/- and Stamp Duty paid by Draft Rs 1,05,020/-

**Description of Draft**

1. Rs 1,05,020/- is paid, by the Draft(8554-16) No: 782156, Date: 29/04/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.



(Dulal Saha)

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

**On 18/12/2015**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule of Indian Stamp Act 1899.



(Ashoke Kumar Biswas)

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

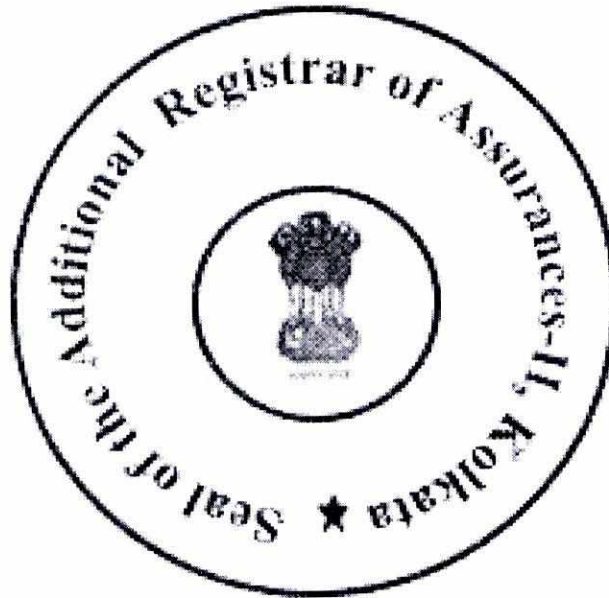




Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2015, Page from 174657 to 174676  
being No 190211159 for the year 2015.



Digitally signed by ASHOKE KUMAR  
BISWAS

Date: 2015.12.18 17:06:37 +05:30

Reason: Digital Signing of Deed.

(Ashoke Kumar Biswas) 18/12/2015 17:06:36

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.

(This document is digitally signed.)