

06831/2014

KDH/237

7154/2014



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

79AA 477488



Mr. 18782941

Certified that the Document is subject to  
Registration. The Signature, Name, Date and  
employment sheet attached to this Document, are  
not a part of this Document.

Additional Registrar  
of Assurances, Kolkata

11/6/14

### CONVEYANCE

1. Date: 5<sup>th</sup> June 2014
2. Place: Kolkata
3. Parties

Asim  
মুন্সি  
Asim  
মুন্সি

25  
110  
650

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20814

Asim Kumar Mondal



c - 4111

COOLHUT HOUSING PRIVATE LIMITED  
COOLHUT HIRISE PRIVATE LIMITED  
COOLHUT INFRASTRUCTURE PRIVATE LIMITED

Asim Kumar Mondal

Director / Authorised Signatory

SAHA & RAY  
Advocates  
34/1, 3rd Floor, Hastings Chambers  
7C, 5th Floor, Baker Roy Road  
50001

NAME.....  
ADD.....  
RS.....

15 MAY 2014  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
28, 7-A, 9, Roy Road, Cal. 1



c - 4112

15 MAY 2014  
15 MAY 2014

26/2/2014



Identified by

Memorated. Baustyn  
of Sircachh Ch. Baustyn  
Patel in Kali Tara  
P. K. Kishore  
Cal - 119  
Business





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

**Endorsement For Deed Number : I - 07154 of 2014**  
**(Serial No. 06831 of 2014 and Query No. 1902L000016437 of 2014)**

**On 05/06/2014**

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

- Presented for registration at 17.15 hrs on :05/06/2014, at the Private residence by Asim Kumar Mondal ,Claimant.

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

Execution is admitted on 05/06/2014 by

1. Sushama Baishya, wife of Mantosh Baishya , Patulia, Baishya Para, Thana:-Khardaha, P.O. :-Patulia, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Others, By Profession : Others

2. Asim Kumar Mondal

Authorised Signatory, Coolhut Housing Pvt Ltd, 2nd Floor, 101, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.

Authorised Signatory, Coolhut Hirise Pvt Ltd, 2nd Floor, 101, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.

Authorised Signatory, Coolhut Infrastructure Pvt Ltd, 2nd Floor, 101, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
, By Profession : Others

Identified By Manatosh Baishya, son of Late S C Baishya, Patulia, Kalitala, Kol, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700119, By Caste: Hindu, By Profession: Business.

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

**On 06/06/2014**

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-18,78,294/-

Certified that the required stamp duty of this document is Rs.- 93935 /- and the Stamp duty paid as: Impressive Rs.- 10/-

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

**On 11/06/2014**

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule Article number : 23, 5 of Indian Stamp Act 1899.



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

11/06/2014 12:42:00

EndorsementPage 1 of 2







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

**Endorsement For Deed Number : I - 07154 of 2014**  
**(Serial No. 06831 of 2014 and Query No. 1902L000016437 of 2014)**

**Payment of Fees:**

Amount by Draft

- Rs. 20756/- is paid , by the draft number 846422, Draft Date 09/06/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 11/06/2014

( Under Article : A(1) = 20658/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 11/06/2014 )

**Deficit stamp duty**

Deficit stamp duty Rs. 93925/- is paid , by the draft number 846421, Draft Date 09/06/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 11/06/2014

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II  
EndorsementPage 2 of 2



- 3.1 **Sushama Baishya**, wife of Mantosh Baishya [PAN BFNPB6597N], residing at Patulia, Baishya Para, Post Office Patulia, Police Station Kardah, District North 24 Parganas  
(Vendor, includes successors-in-interest)

And

- 3.2 **Coolhut Housing 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 AAFCC0173J], represented by its authorized signatory, **Asim Kumar Mondal**, son of Manoj Kumar Mondal, of 99A, Park Street, Police Station Park Street, Kolkata-700016
- 3.3 **Coolhut 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 AAFCC0175Q], represented by its authorized signatory, **Asim Kumar Mondal**, son of Manoj Kumar Mondal, of 99A, Park Street, Police Station Park Street, Kolkata-700016
- 3.4 **Coolhut Infrastructure 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 AAFCC0097D], represented by its authorized signatory, **Asim Kumar Mondal**, son of Manoj Kumar Mondal, of 99A, Park Street, Police Station Park Street, Kolkata-700016

(collectively **Purchasers**, includes 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 *danga* (highland) measuring 8.2645 (eight point two six four five) decimal, more or less [equivalent to 5 (five) *cottah*], out of 56 (fifty six) decimal **together with** the right to ingress and egress through the 8' (eight feet) wide common passage in the east and 12' (twelve feet) wide common passage in the south, being demarcated as Plot No. 1, 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 Barackpore, District North 24 Parganas, more fully described in the **Schedule** below (**Said Property**) and the Said Property is delineated and demarcated on **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.

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Asim



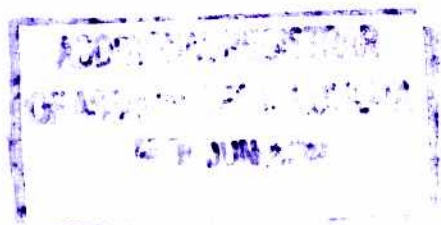
ADDITIONAL SECRETARY  
OF THE ADMIRALTY  
- 15 JUN 1904



## 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 Purchasers regarding title:
- 5.1.1 **Ownership of Mother Property:** Binode Bala Baishya was the sole, recorded and absolute owner of land classified as *danga* (highland) measuring 56 (fifty six) decimal, being entirety 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 PGP, Sub-Registration District Barackpore, District North 24 Parganas (**Mother Property**), free from all encumbrances.
- 5.1.2 **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 shares inherited the right, title and interest of Late Binode Bala Baishya in the Mother Property, free from all encumbrances.
- 5.1.3 **Demise of Nilendu Kumar Baishya:** On or about 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 shares inherited the right, title and interest of Late Nilendu Kumar Baishya in the Mother Property, free from all encumbrances.
- 5.1.4 **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 Mother Property, free from all encumbrances.
- 5.1.5 **Formation of Plots:** Bimalendu & Ors., for commercial exploitation of the Mother Property, jointly formed several plots of land and decided to transfer such plots to any intending purchasers for valuable consideration. The Said Property is a forming part of such plots and also a forming part of the Mother Property.
- 5.1.6 **Sale to Vendor:** By a Deed of Conveyance dated 7<sup>th</sup> 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, Bimalendu & Ors. jointly sold, conveyed and transferred their right, title and interest in the Said Property out of the Mother Property, in favour of the Vendor, free from all encumbrances.
- 5.1.7 **Absolute Ownership of Vendor:** In the abovementioned circumstances the Vendor has become the sole and absolute owner of the Said Property out of Mother Property, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:

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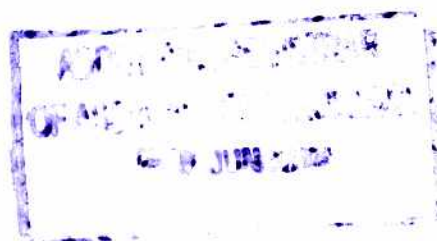
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Panchayet Authority or Government or any Statutory Body.
- 5.2.2 **No 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 Purchasers.
- 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*, 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 Purchasers 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 Purchasers 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 Purchasers to cause the sale of the Said Property to the Purchasers 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 Purchasers 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 Purchasers for mutually agreed consideration and the Second Company also confirmed that it has released/transferred all its rights in the Said Property to the Purchasers, for mutually agreed consideration.

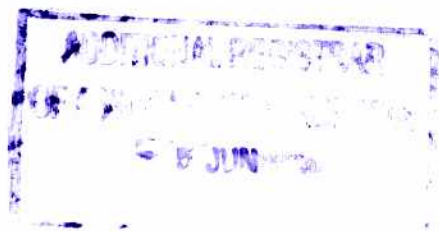
## 7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers 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 8.2645 (eight point two six four five) decimal, more or less [equivalent to 5 (five) *cottah*], out of 56 (fifty six) decimal **together with** the right to ingress and egress through the 8' (eight feet) wide common passage in the east and 12' (twelve feet) wide common passage in the south, being demarcated as Plot No. 1, 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 Barackpore, District North 24 Parganas, more fully described in the **Schedule** below and the Said Property is delineated and demarcated on **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.18,78,294/- (Rupees eighteen lac seventy eight thousand two hundred and ninety four) paid by the Purchasers 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*, trusts, prohibitions,

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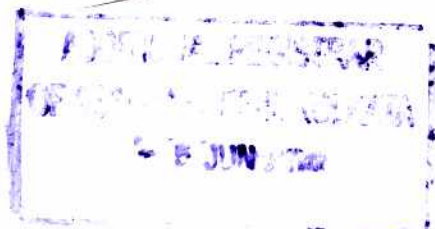




Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest 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:** Indemnification by the Vendor about the correctness of the Vendor's title and authority to sell and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor about the correctness of the Vendor's title, which if found defective or untrue at any time, the Vendor shall, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify.
- 8.2.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over by the Vendor to the Purchasers.
- 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 Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' 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 Purchasers, 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.

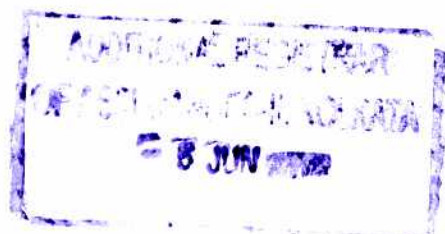
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- 8.6 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnifies and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and assigns by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchasers as the constituted attorneys of the Vendor and empowers and authorizes the Purchasers 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 Purchasers shall convert the nature of use and classification of the Said Property from highland to housing for construction of a housing complex and the Purchasers 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 Purchasers as the constituted attorneys of the Vendor and empowers and authorizes the Purchasers 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 Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers 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 Purchasers.
- 8.8 **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 Purchasers and/or their 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.

2/22/20  
(Asim)





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

Land classified as *danga* (highland) measuring 8.2645 (eight point two six four five) decimal, more or less [equivalent to 5 (five) *cottah*], out of 56 (fifty six) decimal **together with** the right to ingress and egress through the 8' (eight feet) wide common passage in the east and 12' (twelve feet) wide common passage in the south, being demarcated as Plot No. 1, 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 Barackpore, District North 24 Parganas and the Said Property is delineated and demarcated on **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By portion of R.S. *Dag* No. 767
- On the East** : By 8' (eight feet) wide common passage in R.S. *Dag* No. 768
- On the South** : By 12' (twelve) wide common passage in R.S. *Dag* No. 768
- On the West** : By Plot No. 2 in R.S. *Dag* No. 768

**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><i>R.S</i> <i>Dag</i> <i>No.</i></b>	<b><i>L.R.</i> <i>Dag</i> <i>No.</i></b>	<b><i>L.R.</i> <i>Khatian</i> <i>No.</i></b>	<b>Total Area of <i>Dag</i> (in decimal)</b>	<b>Total Area sold (in decimal)</b>	<b>Name of the Owner</b>
Patulia	768	1587	2346	56	8.2645	Sushama Baishya

22/2/22  
Asim





**9. Execution and Delivery**

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

25/07/2008

[Sushama Baishya]  
[Vendor]

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

Sushama Baishya

Asim Kumar Mondal

[Coolhut Hirise Private Limited]  
[Coolhut Housing Private Limited]  
[Coolhut Infrastructure Private Limited]  
[Authorized Signatory]  
[Purchasers]

Drafted By

Shuvadip Chakraborty  
Shuvadip Chakraborty, Advocate

**Witnesses:**

Signature Sushama Baishya

Signature Swapan

Name Sushama Baishya

Name Swapan Kar

Father's Name Suresh Ch Baishya

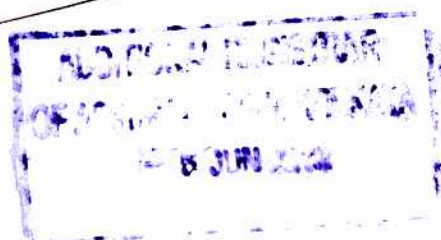
Father's Name R. N. Kar

Address Patali Karkitah

Address 7C. K. S. Roy Road

P. S Khurdha cut-115

Kolkata. 700007



### Receipt and Memo of Consideration

Received from the within named Purchasers the within mentioned sum of **Rs.18,78,294/-** (**Rupees eighteen lac seventy eight thousand two hundred and ninety four**) 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 (Rs.)
Pay Order No. 003292	04.06.2014	Axis Bank Limited, Nimta, Kolkata Branch	9,39,147/-
Pay Order No. 003293	04.06.2014	Axis Bank Limited, Nimta, Kolkata Branch	9,39,147/-
		<b>Total</b>	<b>18,78,294/-</b>

*Sushama Baishya*

[Sushama Baishya]  
[Vendor]

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

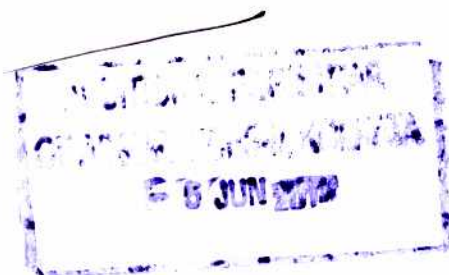
*Manabendra Prasad*

**Witnesses:**

Signature *Sushama*  
Name Manabendra Prasad

Signature *Swapan*  
Name Swapan Kan

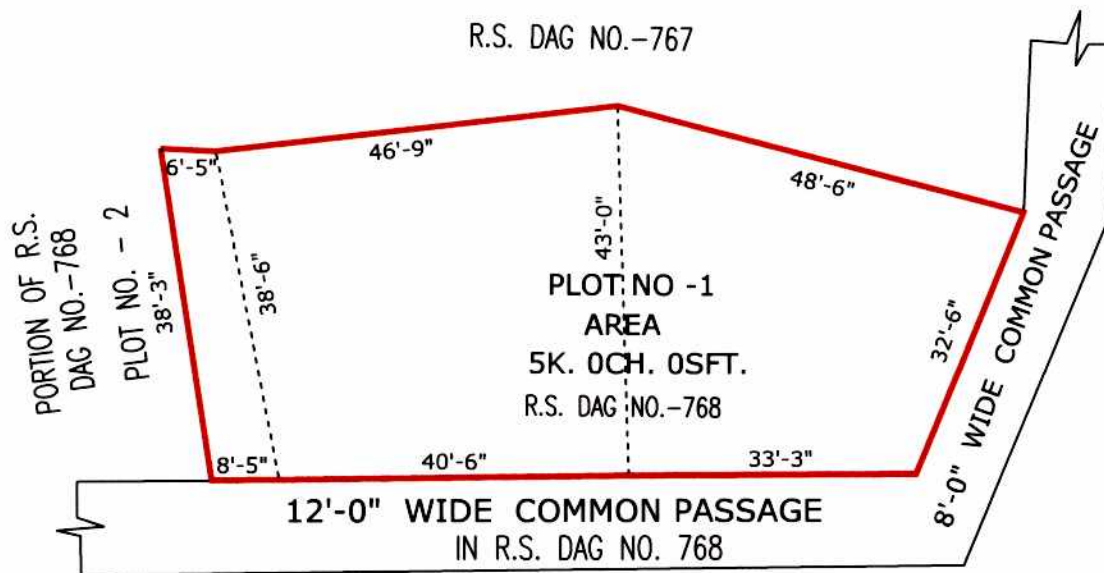




Plan

**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



COOLHUT HOUSING PRIVATE LIMITED  
COOLHUT HIRISE PRIVATE LIMITED  
COOLHUT INFRASTRUCTURE PRIVATE LIMITED

*Asim Kumar Mondal*

Director / Authorised Signatory

*22/05/2025*

NAME & SIGNATURE OF THE VENDOR :

NAME & SIGNATURE OF THE PURCHASER :























**LEGEND : 8.2645 DECIMAL EQUIVALENT TO 05K. 0CH. 0 SFT. DEMARCATED  
DANGA LAND OUT OF 56 DECIMAL IN R.S. DAG NO. 768  
CORRESPONDING L.R. DAG NO. 1587.**

SHOWN THUS : ☐





# SPECIMEN FORM TEN FINGER PRINTS

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



2

REGISTRAR  
OF COMPANIES, KOLKATA  
9 JUN 1963





Dated this 5<sup>th</sup> day of June, 2014

**Between**

**Sushama Baishya  
...Vendor**

**And**

**Coolhut Housing Private Limited & Ors.  
...Purchasers**

**CONVEYANCE**

Plot No. 1  
Portion of R.S. Dag No. 763  
L.R. Dag No. 1587  
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



**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I  
CD Volume number 34  
Page from 1586 to 1601  
being No 07154 for the year 2014.



  
(Dulal chandra Saha) 14-June-2014  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal