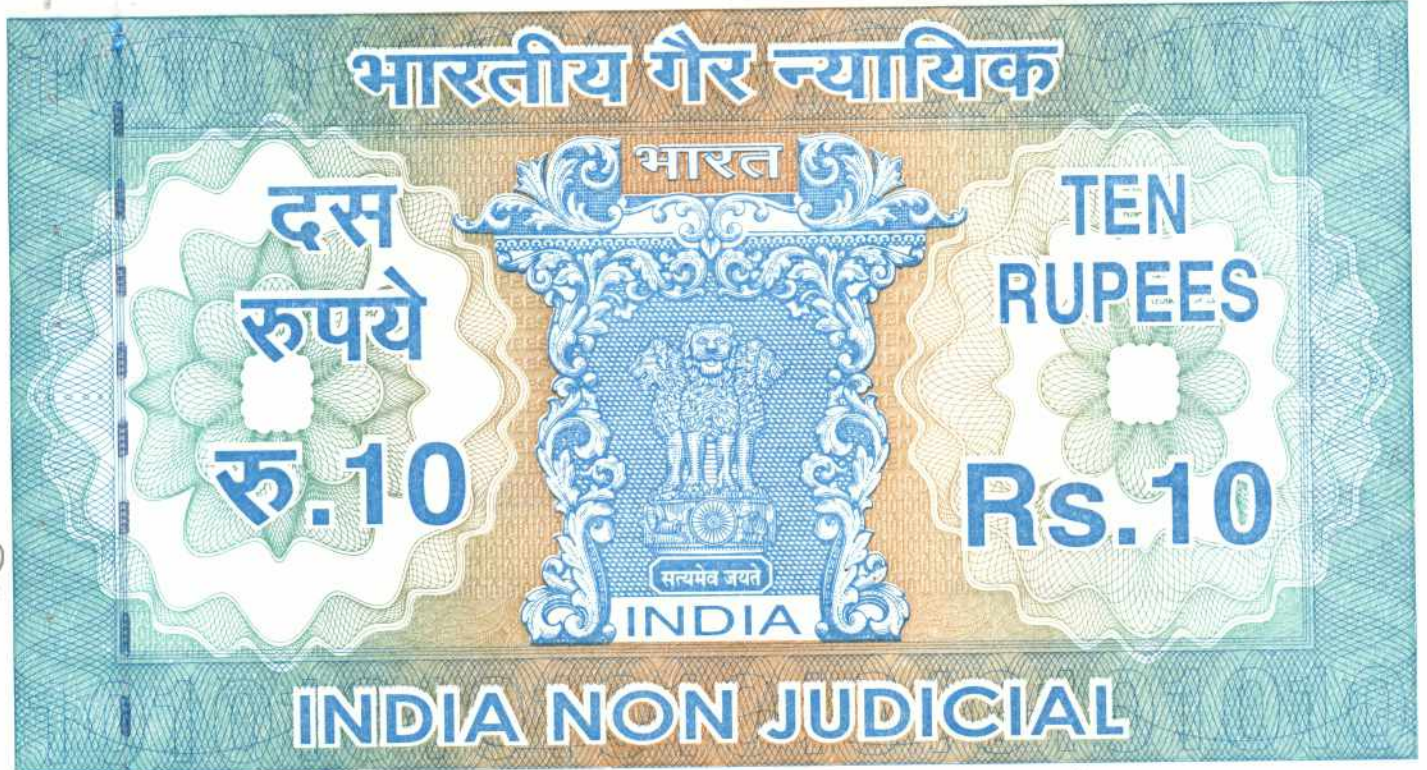


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KDH/219

15466/2013



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

703/26

69AA 769126



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

Additional Registrar
of Assurances-II, Kolkata

CONVEYANCE

1. Date: 14th November 2013
2. Place: Kolkata
3. Parties

APBhar

Kanti Shaw

35/2013
4-40
Addl. Registrar of Assurances II
Kolkata
14/11/13

45/2/13

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113007

Anirban Bhattacharya

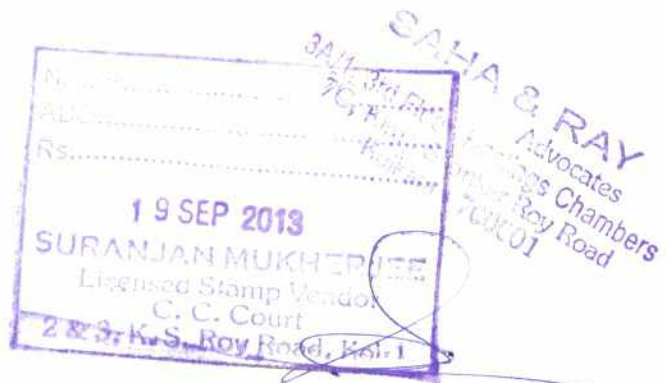


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DEVPUJAN INFRACON PRIVATE LIMITED

Anirban Bhattacharya,

Director / Authorised Signatory



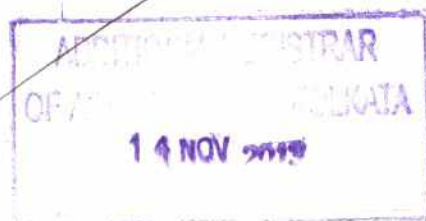
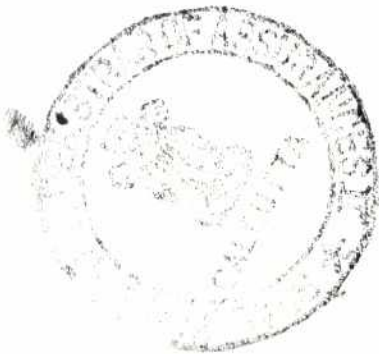
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Kanti Shaw



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

**Endorsement For Deed Number : I - 15466 of 2013
(Serial No. 14625 of 2013 and Query No. 1902L000035308 of 2013)**

On 14/11/2013

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

Presented for registration at 16.40 hrs on :14/11/2013, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 14/11/2013 by

1. Kanti Shaw, wife of Niraj Kumar Shaw , A P Debi Bazar, Thana:-Titagarh, P.O. :-Titagarh, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
2. Anirban Bhattacharya
Authorised Signatory, Devpujan Infracon Pvt Ltd, 2nd Floor, 101, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.
, By Profession : Others

Identified By Basudeb Das, son of Late Biswanath Das, Patulia, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

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

On 16/11/2013

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.-7,03,121/-

Certified that the required stamp duty of this document is Rs.- 35176 /- and the Stamp duty paid as: Impressive Rs.- 10/-

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

On 23/11/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 7831/- is paid , by the draft number 292517, Draft Date 18/11/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 23/11/2013

(Under Article : A(1) = 7733/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 23/11/2013)



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

23/11/2013 12:18:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 15466 of 2013
(Serial No. 14625 of 2013 and Query No. 1902L000035308 of 2013)

Deficit stamp duty

Deficit stamp duty Rs. 35176/- is paid , by the draft number 292516, Draft Date 18/11/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 23/11/2013

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



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

- 3.1 **Kanti Shaw**, wife of Niraj Kumar Shaw, residing at Village A.P. Debi Bazar, Post Office Titagarh, Police Station Titagarh, District North 24 Parganas
(**Vendor**, includes successors-in-interest)

And

- 3.2 **Devpujan Infracon Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, 101, Park Street, Police Station Park Street, Kolkata-700016 [**PAN AAECD1430H**], represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of Siddha Park, 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

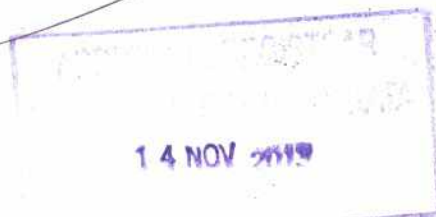
- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 4.6406 (four point six four zero six) decimal [equivalent to 2.8125 (two point eight one two five) *cottah*], more or less, out of 56 (fifty six) decimal, being portion of R.S. *Dag* No. 760, corresponding L.R. *Dag* No. 1588, recorded in L.R. *Khatian* Nos. 798, 414 and 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 the **Schedule** below and the said *Dag* No. 760 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Property**) **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 Binodbala Baishya:** Binodbala Baishya was the recorded owner of land classified as *sali* (agricultural) measuring 15.68 (fifteen point six eight) decimal, more or less, out of 56 (fifty six) decimal, being portion of R.S. *Dag* No. 760, corresponding L.R. *Dag* No. 1588, 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 (**Binodbala's Property**), free from all encumbrances.
- 5.1.2 **Demise of Binodbala Baishya:** On 12th January, 2001, Binodbala Baishya, a Hindu, governed by *Dayabhaga* School of Hindu Law, died *intestate* leaving behind her surviving, her 3 (three) sons, namely (1) Nilendu Kumar Baishya (2) Bimalendu Kumar Baishya and (3) Santosh Kumar Baishya and her only daughter, Gouri Baishya, who jointly and in equal shares, inherited the right, title and interest of Late Binodbala

Handwritten signature/initials

Kanti Shaw



Baishya in Binodbala's Property, each having $\frac{1}{4}$ (one fourth) share in the Binodbala's Property, free from all encumbrances. Thus the share of each legal heirs in Binodbala's Property is as follows:

Name	Share in Binodbala's Property (in decimal)
Nilendu Kumar Baishya	3.92
Bimalendu Kumar Baishya	3.92
Santosh Kumar Baishya	3.92
Gouri Baishya	3.92
Total	15.68

- 5.1.3 **Ownership of Nilendu Kumar Baishya:** (1) Nilendu Kumar Baishya was the recorded owner of land classified as *sali* (agricultural) measuring 13.44 (thirteen point four four) decimal, more or less, out of 56 (fifty six) decimal, being portion of R.S. *Dag* No. 760, corresponding L.R. *Dag* No. 1588, recorded in L.R. *Khatian* No. 4.4, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas (**Nilendu's Owned Property**) and (2) by virtue of inheritance from his mother, Binodbala Baishya, Nilendu Kumar Baishya became the owner of land classified as *sali* (agricultural) measuring 3.92 (three point nine two) decimal out of Binodbala's Property (**Nilendu's Inherited Property**). Thus Nilendu Kumar Baishya became the absolute owner of Nilendu's Owned Property and Nilendu's Inherited Property (collectively **Nilendu'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 *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving, his 2 (two) brothers, namely (1) Bimalendu Kumar Baishya and (2) Santosh Kumar Baishya and his only sister, Gouri Baishya, who jointly and in equal share, inherited the right, title and interest of Late Nilendu Kumar Baishya in the Nilendu's Property, each having $\frac{1}{3}$ rd (one third) share in Nilendu's Property, free from all encumbrances. Thus the share of each legal heirs in Nilendu's Property is as follows:

Name	Share in Nilendu's Property (in decimal)
Bimalendu Kumar Baishya	5.7867
Santosh Kumar Baishya	5.7867
Gouri Baishya	5.7866
Total	17.36

- 5.1.5 **Ownership of Santosh Kumar Baishya:** (1) Santosh Kumar Baishya is the recorded owner of land classified as *sali* (agricultural) measuring 13.44 (thirteen point four four) decimal, more or less, out of 56 (fifty six) decimal, being portion of R.S. *Dag* No. 760, corresponding L.R. *Dag* No. 1588, recorded in L.R. *Khatian* No. 798, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas (**Santosh's Owned Property**) and (2) by virtue of inheritance from his mother, Binodbala Baishya, Santosh Kumar Baishya became the owner of land classified as *sali* (agricultural) measuring 3.92 (three point nine two) decimal out of Binodbala's Property (**Santosh's First Inherited Property**) and (3) by virtue of inheritance from his brother, Nilendu Kumar Baishya, Santosh Kumar Baishya became the owner of land classified as *sali* (agricultural) measuring 5.7867 (five point seven eight six seven) decimal out of



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ADDITIONAL REGISTRAR
OFFICE OF THE REGISTRAR OF COMPANIES
14 NOV 2019

Nilendu's Property (**Santosh's Second Inherited Property**). Thus, Santosh Kumar Baishya became the absolute owner of Santosh's Owned Property, Santosh's First Inherited Property and Santosh's Second Inherited Property (collectively **Santosh's Property**), free from all encumbrances.

- 5.1.6 **Sale to Vendor:** By a Deed of Conveyance dated 18th July, 2012, registered in the Office of Additional District Sub-Registrar, Barrackpore, in Book No. I, CD Volume No. 19, at Pages 6377 to 6389, being Deed No. 07668 for the year 2012, Santosh Kumar Baishya sold, conveyed and transferred his right, title and interest in the Said Property out of Santosh's Property, to Kanti Shaw, the Vendor hereinabove, free from all encumbrances and for the consideration mentioned therein.
- 5.1.7 **Absolute Ownership of the Vendor:** In the circumstances mentioned above the Vendor has become the sole and absolute owner of the Said Property, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Panchayet Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 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*, 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

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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.

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 *sal* (agricultural) measuring 4.6406 (four point six four zero six) decimal [equivalent to 2.8125 (two point eight one two five) *cottah*], more or less, out of 56 (fifty six) decimal, being portion of R.S. *Dag* No. 760, corresponding L.R. *Dag* No. 1588, recorded in L.R. *Khatian* Nos. 798, 414 and 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 and the said *Dag* No. 760 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon, **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.





ADDITIONAL REGISTRAR
14 NOV 2019

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.4,50,000/- (Rupees four lac and fifty thousand) 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*, 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:** Indemnification by the Vendor about the correctness of the Vendor's title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor about the correctness of the Vendor's title, which if found defective or untrue at any time, the Vendor shall, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify.

8.2.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over by the Vendor 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

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ADDITIONAL CERTIFICATE
14 NOV 2018

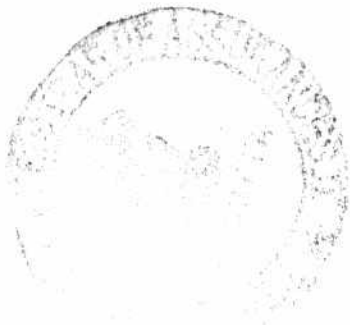
Purchaser, without any lawful eviction, hindrance, interruption, disturbance claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding anything contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and everyone of the aforesaid rights.

- 8.6 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, 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 encumbrance on the Said Property.
- 8.7 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendors and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining agricultural and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule
(Said Property)**

Land classified as *sali* (agricultural) measuring 4.6406 (four point six four zero six) decimal [equivalent to 2.8125 (two point eight one two five) *cottah*], more or less, out of 56 (fifty six) decimal, being portion of R.S. *Dag* No. 760, corresponding L.R. *Dag* No.

LAGN



ADDITIONAL REGISTRAR
CENTRAL GOVERNMENT
14 NOV 2019

1588, recorded in L.R. *Khatian* Nos. 798, 414 and 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 *Dag* No. 760 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North : By R.S. *Dag* No. 761

On the East : By R.S. *Dag* Nos. 767/1687, 768 and 771

On the South : By R.S. *Dag* Nos. 759, 757 and 756

On the West : By R.S. *Dag* No. 700

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The 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> Nos.	Total Area of <i>Dag</i> (in decimal)	Total Area sold (in decimal)	Name of the Owner
Patulia	760	1588	798, 414 and 2346	56	4.6406	Santosh Kumar Baishya

ABR

Kanti Shaw



9. Execution and Delivery

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

Kanti Shaw
[Kanti Shaw]
[Vendor]

Anirban Bhattacharya
[Devpujan Infracon Private Limited]
[Authorized Signatory]
[Purchaser]

Drafted By

S. Ray

Witnesses:

Signature [Signature]
Name [Signature]
Father's Name [Signature]
Address [Signature]

Signature Debashis Ghosh.
Name Debashis Ghosh.
Father's Name Sanil K. Ghosh.
Address Santiragan. Kherelha.
P.S. Kherelha. Kol - 118



Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.4,50,000/- (Rupees four lac and fifty thousand)** 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.)
By Pay Order No. 002787	13.11.2013	AXIS Bank Ltd.	4,50,000/-
		Total	4,50,000/-

Kanti Shaw
[Kanti Shaw]
[Vendor]

Witnesses:

Signature 

Name 

Signature Debanshi Ghosh.

Name Debanshi Ghosh.

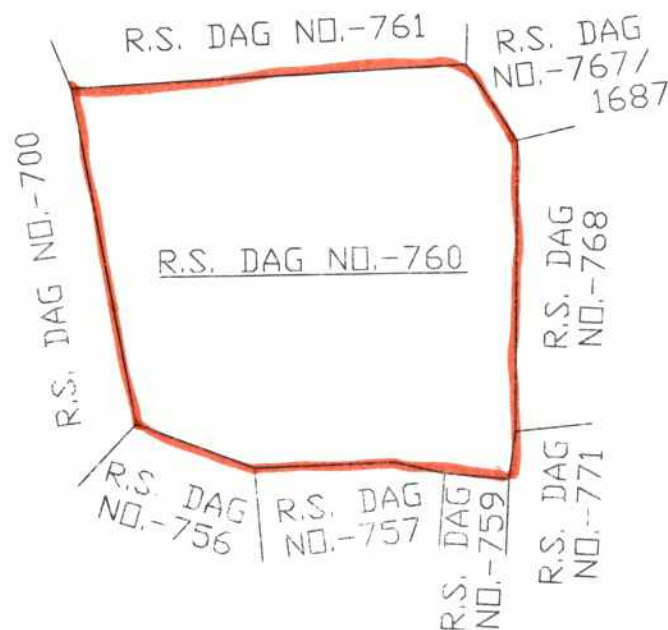


ADDITIONAL SECRETARY
OFFICE OF THE SECRETARY
14 NOV 2019

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



Total Area in Dag No.760 is 56 Decimal



Kanti Shaw

NAME & SIGNATURE OF THE VENDOR/S. :

DEVPUJAN CONCRETE PRIVATE LIMITED

Amban Bhattacharya
Director / Authorised Signatory

NAME & SIGNATURE OF THE PURCHASER/S. :























LEGEND : 4.6406 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 56
DECIMAL OF R.S. DAG NO.- 760 CORRESPONDING L.R. DAG NO.- 1588.

SHOWN THUS : 



ADDITIONAL REGISTRAR
OF ASSURANCES
14 NOV 2019

SPECIMEN FORM TEN FINGER PRINTS

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



Dated this 14th day of November, 2013

Between

**Kanti Shaw
... Vendor**

And

**Devpujan Infracon Private Limited
... Purchaser**

CONVEYANCE


Portions of
R.S. Dag No. 760
L.R. Dag No. 1588
Mouza Patulia
Police Station Khardah
District North 24 Parganas

Saha & Ray
Advocates
3A/1, 3rd 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 46
Page from 5297 to 5312
being No 15466 for the year 2013.




(Dulal chandra Saha) 25-November-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal