

R-BTC-2

4969/16

KDH-248

5422/2016



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

97AA 273714



Additional Registrar of
Assurances-IV, Kolkata

10 JUN 2016

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

CONVEYANCE

1. Date: 7th June, 2016
2. Place: Kolkata
3. Parties

Additional Registrar
of Assurances-IV, Kolkata

Manik Ch. Loida

Manik Ch. Loida

172110

SAHA & RAY

Advocates

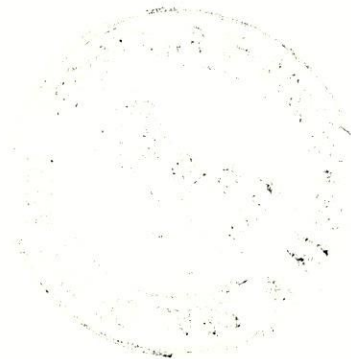
34/1, 3rd Floor, Hastings Chambers
7C, Kiren Shankar Roy Road
Kolkata - 700001

NAME.....
ADD.....
Rs.....
- 7 MAR 2016
SUNANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
283, R. S. Road, Howrah, KOL.

By order Shri...

- 7 MAR 2016

- 7 MAR 2016



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 7 JUN 2016

- 3.1 **Manik Chandra Ruidas** *alias* **Manik Ruidas**, son of Late Shibu Ruidas, by faith Hindu, by occupation Business, nationality Indian, residing at Patulia, Kalitala, Post Office Patulia, Kolkata-700119, Police Station Khardah, District North 24 Parganas [**PAN ADHPR6780N**] (**Vendor**, includes successors-in-interest)

And

- 3.2 **Dhansilk Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street [**PAN AAECD5506H**], represented by its authorized signatory, **Dibyendu Shekhar Das**, son of Nani Gopal Das, by faith Hindu, nationality Indian, by occupation Service, working for gain at Siddha Park, 99A, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street [**PAN BCZPD6675C**] (**Purchaser**, includes successors-in-interest).

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *danga* (highland) measuring 10.8331 (ten point eight three three one) decimal [equivalent to 6.5655 (six point five six five five) *cottah*], more or less, out of 64 (sixty four) decimal, being a portion of R.S. *Dag* No. 762, corresponding L.R. *Dag* No. 1591, recorded in L.R. *Khatian* No. 678, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat* (**PGP**), Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas (**Said Property**), more fully described in the **Schedule** below and the location of the Said Property is within the demarcated and delineated portion of R.S. *Dag* No. 762 in **Plan** annexed hereto and bordered in colour **Red** thereon and **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title:
- 5.1.1 **Ownership of Thakurdas Ruidas:** Thakurdas Ruidas was the sole, recorded and absolute owner of land classified as *danga* (highland) measuring 42 (forty two) decimal, more or less, out of 83 (eighty three) decimal, being a portion of C.S. *Dag* No. 762, which was recorded in C.S. *Khatian* No. 750, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barrackpore (presently Sodepur), District 24 Parganas (presently North 24 Parganas) (**Mother Property**), free from all encumbrances.
- 5.1.2 **Gift to Karunabala Dashi:** By a Deed of Gift in Bengali language (*Daanpatra*) dated 1st October, 1953, registered in the Office of the Sub-Registrar, Barrackpore, 24 Parganas, in Book No. I, Volume No. 47, at Pages 293 to 295, being Deed No.



M. C. Ruidas



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- 7 JUN 2016

3655 for the year 1953, Thakurdas Ruidas gifted and transferred the entirety of the Mother Property to Karunabala Dashi.

- 5.1.3 **Sale to Rajendra Nath Baisya & Anr.:** By a Deed of Sale in Bengali language (*Bikroy Kobala*) dated 1st February, 1956, registered in the Office of the Sub-Registrar, Barrackpore, 24 Parganas, in Book No. I, Volume No. 14, at Pages 197 to 199, being Deed No. 898 for the year 1956, Karunabala Dashi sold, conveyed and transferred the Mother Property to Rajendra Nath Baisya and Rabindra Nath Baisya.
- 5.1.4 **Demise of Rabindra Nath Baisya:** On 7th March, 1983, Rabindra Nath Baisya, a Hindu, governed by *Dayabhaga* School of Hindu Law, died bachelor and intestate leaving behind him surviving, his only brother, Rajendra Nath Baisya, as his only legal heir, who inherited the right, title and interest of Late Rabindra Nath Baisya in respect of the Mother Property, free from all encumbrances.
- 5.1.5 **Ownership of Rajendra Nath Baisya:** In the above mentioned events and circumstances Rajendra Nath Baisya became the sole and absolute owner of the Mother Property, free from all encumbrances.
- 5.1.6 **Segregation of C.S./R.S. Dag No. 762:** The C.S./R.S. Dag No. 762 was segregated into L.R. Dag Nos. 1591, 1593 and 1594 by the Block Land and Land Reforms Office, Barrackpore II, North 24 Parganas.
- 5.1.7 **Ownership of Larger Property:** Rajendra Nath Baisya mutated his name in the records of Block Land and Land Reforms Office, Barrackpore II, North 24 Parganas and became the sole, recorded and absolute owner of land classified as *danga* (highland) measuring 32.4992 (thirty two point four nine nine two) decimal, more or less, out of 64 (sixty four) decimal, being a portion of R.S. Dag No. 762, corresponding L.R. Dag No. 1591, recorded in L.R. *Khatian* No. 678, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas (**Larger Property**), free from all encumbrances. The Said Property is a part and portion of the Larger Property and is also the subject matter of this Conveyance.
- 5.1.8 **Demise of Rajendra Nath Baisya:** On 3rd June, 2007, Rajendra Nath Baisya, a Hindu, governed by *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving, his only son, Rathindra Nath Baisya and his 4 (four) daughters, namely, (1) Rina Baisya (2) Ruma Baisya (3) Rita Mitra and (4) Shikha Baishya *alias* Sikha Baishya, as his only legal heir and heiresses, who jointly and in equal share inherited the right, title and interest of Late Rajendra Nath Baisya in respect of the Larger Property, free from all encumbrances.
- 5.1.9 **Sale to Vendor:** By a Deed of Sale in Bengali language (*Bikroy Kobala*) dated 7th June, 2016, registered in the Office of the Additional Registrar of Assurances IV, Kolkata, in Book No. I, being Deed No. 5411 for the year 2016, (1) Rathindra Nath Baisya (2) Rina Baisya (3) Ruma Baisya (4) Rita Mitra and (5) Shikha Baishya *alias* Sikha Baishya jointly sold, conveyed and transferred the Said Property out of the Mother Property to Manik Chandra Ruidas *alias* Manik Ruidas (the Vendor herein).
- 5.1.10 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances, the Vendor has become the joint, undisputed and absolute owner of the Said Property out of the Larger Property.



M. C. Ruidas

Manik Chandra Ruidas



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KOLKATA
- 7 JUN 2016

- 5.1.11 **Erroneous Record of Bargadar:** The Mother Property was the ancestral property of Manik Chandra Ruidas *alias* Manik Ruidas (the Vendor herein). Thakurdas Ruidas (brother of Vendor's great grandfather, Rabai Ruidas) has gifted the Mother Property (the Said Property is the forming part and portion of the Mother Property) absolutely and forever to Karunabala Dashi as stated in clause 5.1.2 above. But inadvertently the name of Gopal Chandra Ruidas *alias* Gopal Ruidas (the grandfather of the Vendor) was erroneously recorded as the *bargadar* of the Mother Property, in the records of the Block Land and Land Reforms Office, Barrackpore II, North 24 Parganas, though he or his predecessors-in-interest had never cultivated the Mother Property as well as the Said Property as a *bargadar*.
- 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*, *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.



M. C. Ruidas



7
ADDITIONAL REGISTRAR
OF ASSURANCES-KOLKATA
- 7 JUN 2010

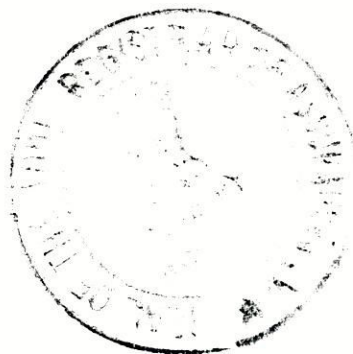
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, 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 *danga* (highland) measuring 10.8331 (ten point eight three three one) decimal [equivalent to 6.5655 (six point five six five five) *cottah*], more or less, out of 64 (sixty four) decimal, being a portion of R.S. *Dag* No. 762, corresponding L.R. *Dag* No. 1591, recorded in L.R. *Khatian* No. 678, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas and the location of the Said Property is within the demarcated and delineated portion of R.S. *Dag* No. 762 in **Plan** annexed hereto and bordered in colour **Red** thereon and **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.30,22,920/- (Rupees thirty lac twenty two thousand nine hundred and



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 7 JUN 2010

twenty) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.
- 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.

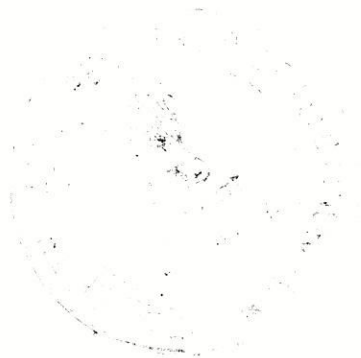





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- 7 JUN 2016

- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding anything contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and everyone of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to housing for construction of a housing complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining agricultural and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof from agricultural to housing and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under 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.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 7 JUN 2010

Schedule
(Said Property)

Land classified as *danga* (highland) measuring 10.8331 (ten point eight three three one) decimal [equivalent to 6.5655 (six point five six five five) *cottah*], more or less, out of 64 (sixty four) decimal, being a portion of R.S. *Dag* No. 762, corresponding L.R. *Dag* No. 1591, recorded in L.R. *Khatian* No. 678, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas and the location of the Said Property is within the demarcated and delineated portion of R.S. *Dag* No. 762 in **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North : R.S. *Dag* Nos. 762 (L.R. *Dag* No. 1593) and 763
On the East : R.S. *Dag* Nos. 763/1247, 763/1248 and 767/1687
On the South : R.S. *Dag* No. 761
On the West : R.S. *Dag* No. 762 [(L.R. *Dag* No. 1591) Part]

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

The Said Property is tabulated in the Chart below:

<i>Mouza</i>	<i>R.S. Dag No.</i>	<i>L.R. Dag No.</i>	<i>L.R. Khatian No.</i>	<i>Total Area of Dag (in decimal)</i>	<i>Total Area sold (in decimal)</i>	<i>Name of the Recorded Owner</i>
Patulia	762	1591	678	64	10.8331	Rajendra Nath Baisya



M.C. Ruidu



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 7 JUN 2016

9. Execution and Delivery


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

Manik Chandra Ruidas
(Manik Chandra Ruidas alias Manik Ruidas)
(Vendor)

 INFRACON PRIVATE LIMITED
Byendu Sarker
Director / Authorized Signatory

(Purchaser)

Drafted By


F-68/238/2001
Advocate
High Court Calcutta.

Witnesses:

Signature Radhashyam Halder

Name Radhashyam Halder

Father's Name Jatish Halder

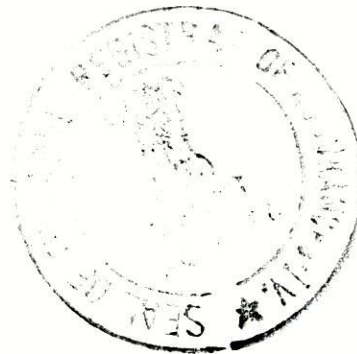
Address Pathalia
PS Khajurda Kot-119

Signature Grom Mondal,

Name Grom Mondal,

Father's Name A.K. Mondal,

Address Doparia, Bardipur.
P.S. Khajurda - Kot-119



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 7 JUN 2016

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.30,22,920/-** (**Rupees thirty lac twenty two thousand nine hundred and twenty**) 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. 406496 (Part)	12.05.2015	Axis Bank Limited, Kolkata Branch	5,00,000/-
Demand Draft No. 123432 (Part)	06.06.2016	Axis Bank Limited, Kolkata Branch	43,737/-
Cheque Vide No. 023272	04.02.2016	Axis Bank Limited, Kolkata Branch	5,00,000/-
Demand Draft No. 123433 (Part)	06.06.2016	Axis Bank Limited, Kolkata Branch	43,737/-
Demand Draft No. 123434 (Part)	06.06.2016	Axis Bank Limited, Kolkata Branch	5,43,738/-
Demand Draft No. 123435 (Part)	06.06.2016	Axis Bank Limited, Kolkata Branch	5,43,738/-
Demand Draft No. 123436 (Part)	06.06.2016	Axis Bank Limited, Kolkata Branch	5,43,737/-
Demand Draft No. 123431 (Part)	06.06.2016	Axis Bank Limited, Kolkata Branch	1,33,333/-
RTGS No: UTIBH1615802 3843 (Part)	06.06.2016	Axis Bank Limited, Kolkata Branch	1,70,900/-
Total:			30,22,920/-

Manik Chandra Ruidas
(Manik Chandra Ruidas alias Manik Ruidas)
(Vendor)

Witnesses:

Signature Radhashyam Halder

Name Radhashyam Halder

Signature Grom Mondal

Name Grom Mondal

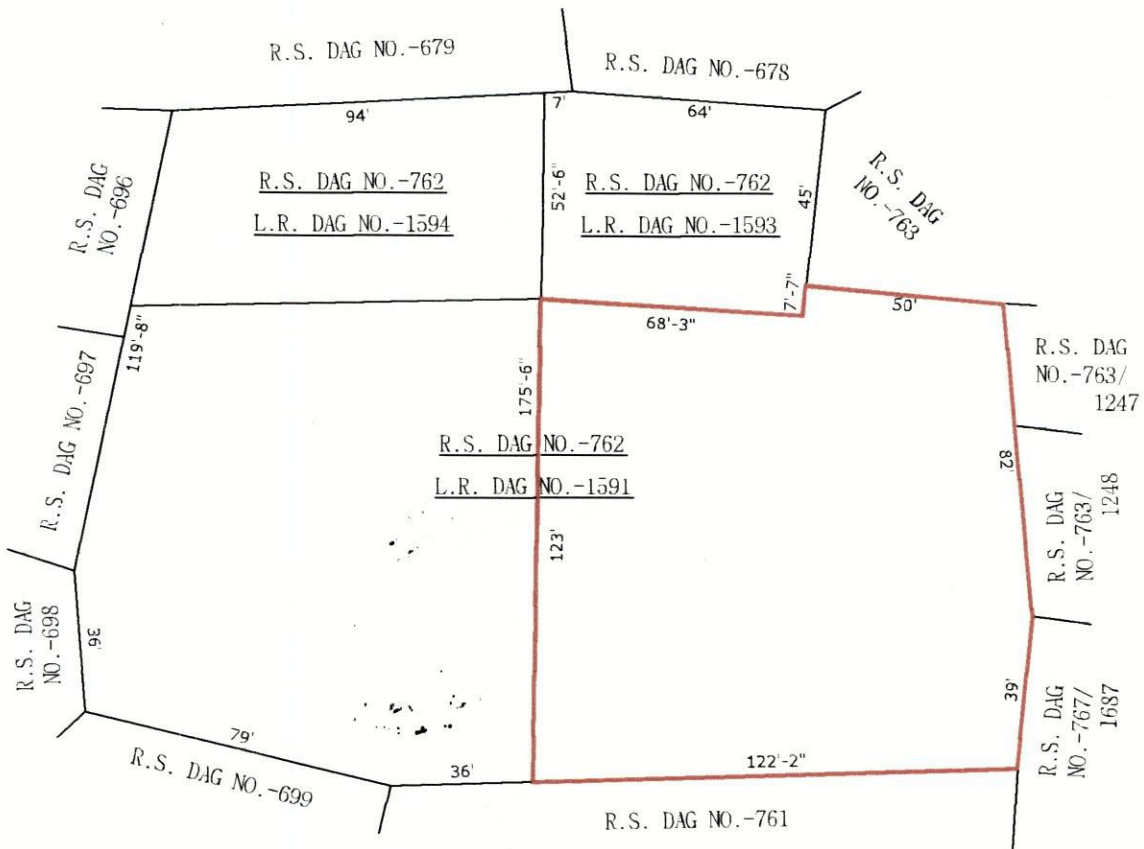


ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 7 JUN 2010

Plan

SITE PLAN OF R.S. DAG NO.- 762 CORRESPONDING L.R. DAG NO.- 1591, L.R. KHATIAN NO.- 678, MOUZA- PATULIA, J.L. NO.- 4, P.S. - KHARDAHA, UNDER PATULIA GRAM PANCHAYET, DIST. - NORTH 24 PARGANAS

Total Area in Dag No.762 Corresponding LR. Dag no. 1591 is 64 Decimal



Manika Ch. Baidya

DHANSILKINFRACON PRIVATE LIMITED

Byendu Sheen
Director / Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S :

NAME & SIGNATURE OF THE PURCHASER/S :























LEGEND : 10.8331 DECIMAL EQUIVALENT TO 6.5655 COTTAH LAND OUT OF 32.4992 DECIMAL DIVIDED AND DEMARCATED SHALI LAND OUT OF 64 DECIMAL IN R.S. DAG NO. 762 CORRESPONDING L.R. DAG NO. 1591.

SHOWN THUS: ☐




ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA
- 7 JUN 2010



SPECIMEN FORM TEN FINGER PRINTS

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



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 JUN 2010


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন
IDENTITY CARD **WB/20/184/243444**
 পরিচয় পত্র

Elector's Name : RUIDAS MANIKCHANDRA
 নির্বাচকের নাম : রুইদাস মানিকচন্দ্র
 Father/Mother/
 Husband's Name : SHIBU
 পিতা/মাতা/স্বামীর নাম : শিবু
 Sex : M
 লিঙ্গ : পুরুষ
 Age as on 1.1.1995 : 44
 ১.১.১৯৯৫-এ বয়স : ৪৪

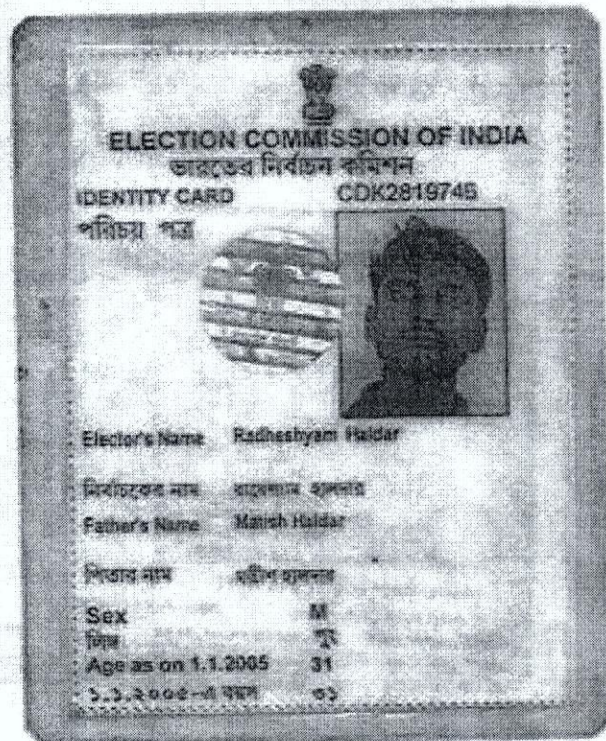


Manik C. Ruidas
১০/১২/২০১৭

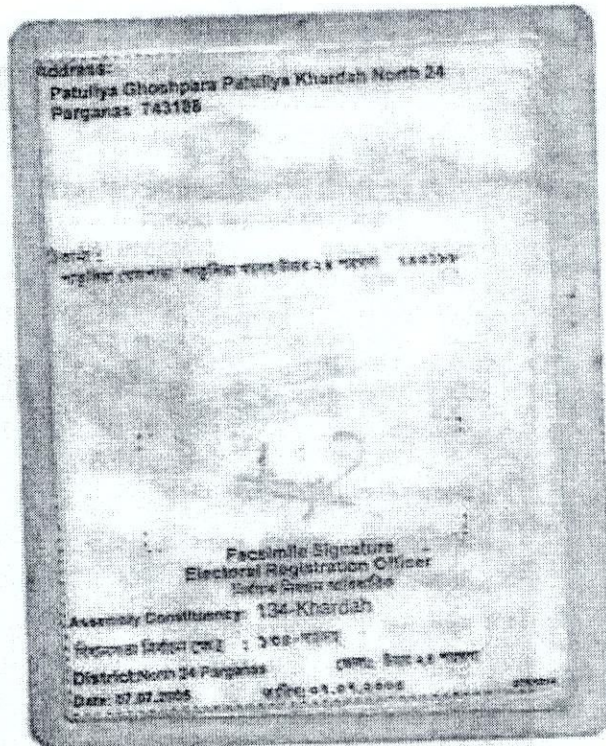


Manik C. Ruidas
10/12/2014

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Radheshyam Halder



Radhashyam Halder







Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19040000776100/2016

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Manik Chandra Ruidas Alias Manik Ruidas Patulia, Kalitala, P.O:- Patulia, P.S:- Khardaha, District:-North 24- Parganas, West Bengal, India, PIN - 700119	Seller		3086 	Manik Chandra Ruidas 7/6/2016
2	Dibyendu Shekhar Das Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Buyer [Dhansilk Infracon Private Limited]		3093 	Dibyendu Shekhar Das 07/06/16
SI No.	Name and Address of identifier	Identifier of			Signature with date
1	Radheshyam Halder Son of Matish Halder Patulia, Ghoshpara, P.O:- Patulia, P.S:- Khardaha, District:-North 24- Parganas, West Bengal, India, PIN - 700119	Manik Chandra Ruidas, Dibyendu Shekhar Das			Radheshyam Halder 7/6/2016

(Asit Kumar Joarder)

ADDITIONAL REGISTRAR
OF ASSURANCE

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

Kolkata, West Bengal



7
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 7 JUN 2010

Seller, Buyer and Property Details

A. Seller & Buyer Details

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

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Manik Chandra Ruidas (Alias: Manik Ruidas) Son of Late Shibu Ruidas Patulia, Kalitala, P.O:- Patulia, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700119 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADHPR6780N,; Status : Individual; Date of Execution : 07/06/2016; Date of Admission : 07/06/2016; Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Dhansilk Infracon Private Limited 2nd Floor, 101, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AAECD5506H,, Status : Organization; Represented by representative as given below:-
1(1)	Dibyendu Shekhar Das Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BCZPD6675C,, Status : Representative; Date of Execution : 07/06/2016; Date of Admission : 07/06/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Radheshyam Halder Son of Matish Halder Patulia, Ghoshpara, P.O:- Patulia, P.S:- Khardaha, District:-North 24- Parganas, West Bengal, India, PIN - 700119 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Manik Chandra Ruidas, Dibyendu Shekhar Das	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Khardaha, Gram Panchayat: PATULIA, Mouza: Patulia	LR Plot No:- 1591 , LR Khatian No:- 678	10.8331 Dec	30,22,920/-	30,22,920/-	Proposed Use: Bastu, ROR: Danga

D. Applicant Details

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

Office of the A.R.A. - IV KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190405422 / 2016

Query No/Year	19040000776100/2016	Serial no/Year	1904004969 / 2016
Deed No/Year	I - 190405422 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Dibyendu Shekhar Das	Presented At	Private Residence
Date of Execution	07-06-2016	Date of Presentation	07-06-2016

Remarks

On 07/06/2016

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

Presented for registration at 20:12 hrs on : 07/06/2016, at the Private residence by Dibyendu Shekhar Das ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 30,22,920/-

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

Execution is admitted on 07/06/2016 by

Manik Chandra Ruidas, Alias Manik Ruidas, Son of Late Shibu Ruidas, Patulia, Kalitala, P.O: Patulia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, By caste Hindu, By Profession Business
Indetified by Radheshyam Haldar, Son of Matish Haldar, Patulia, Ghoshpara, P.O: Patulia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, By caste Hindu, By Profession Business

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

Execution is admitted on 07/06/2016 by

Dibyendu Shekhar Das Authorised Signatory, Dhansilk Infracon Private Limited, 2nd Floor, 101, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Dibyendu Shekhar Das, Son of Nani Gopal Das, Siddha Park, 99A, Park Street, P.O: Park Street, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, By caste Hindu, By profession Service
Indetified by Radheshyam Haldar, Son of Matish Haldar, Patulia, Ghoshpara, P.O: Patulia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, By caste Hindu, By Profession Business



(Asit Kumar Joarder)

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

On 10/06/2016

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 33,340/- (A(1) = Rs 33,242/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 33,340/-

Description of Draft

1. Rs 33,340/- is paid, by the Draft(8554-16) No: 015977000442, Date: 08/06/2016, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,51,166/- and Stamp Duty paid by Draft Rs 1,51,166/-, by Stamp Rs 10/-

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 172110, Purchased on 07/03/2016, Vendor named S MUKHERJEE.

Description of Draft

1. Rs 1,51,166/- is paid, by the Draft(8554-16) No: 015976000442, Date: 08/06/2016, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.



(Asit Kumar Joarder)

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 204182 to 204207
being No 190405422 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.06.15 10:39:22 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 15-06-2016 10:39:21
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

Dated this 7th day of June, 2016

Between

Manik Chandra Ruidas *alias* Manik Ruidas
... Vendor

And

Dhansilk Infracon Private Limited
... Purchaser

CONVEYANCE

Land Measuring
10.8331 (ten point eight three three one) decimal
Portion of
R.S. Dag No. 762, corresponding L.R. Dag No. 1591
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