

04713/2014

KDH/231

6641/14



पश्चिमबङ्ग पश्चिमबङ्गाल WEST BENGAL

78AA 721998

2/11/14/14
1384/14
19-4-14
Addl. Registrar of Assurances
Kolkata



M.V. *[Signature]*
974 969
Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar
of Assurances-II, Kolkata

24.5.14

CONVEYANCE

1. Date: 19th April, 2014
2. Place: Kolkata
3. Parties

[Signature] T.S.
[Signature] T.S.

13/04
8/2
8/2

93092

15 MAR 2014

SL. NO. DATE
NAME
ADD
AMT W2



Anirban Bhattacharya



c - 2716

SHIVPAWAN PROPERTIES PRIVATE LIMITED

Anirban Bhattacharya
Director / Authorised Signatory

Ghosh

MOUSUM GHOSH
LICENCED AGENT
KOLKATA REGISTRATION OFFICE



c - 2717

Minel Sharma



c - 2718

Tarun Sharma

Manabosh Basu
S/o Late Sureash Ch Basu
Patuli (Kali Talu)
Business





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

Endorsement For Deed Number : I - 06641 of 2014
(Serial No. 04713 of 2014 and Query No. 1902L000011148 of 2014)

On 19/04/2014

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

Presented for registration at 17.50 hrs on :19/04/2014, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 19/04/2014 by

1. Mrinal Sharma, son of Makhan Lal Sharma , Patulia, Baishya Para, Kol, Thana:-Khardaha, P.O. :-Patulia, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700119, By Caste Hindu, By Profession : Others
2. Tanusri Sharma, wife of Mrinal Sharma , Patulia, Baishya Para, Kol, Thana:-Khardaha, P.O. :-Patulia, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700119, By Caste Hindu, By Profession : Others
3. Anirban Bhattacharya
 Authorised Signatory, Shivpawan Properties 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, District:-Kolkata, WEST BENGAL, India, Pin :-700119, By Caste: Hindu, By Profession: Business.

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

On 21/04/2014

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.-9,74,969/-

Certified that the required stamp duty of this document is Rs.- 48768 /- and the Stamp duty paid as: Impresive Rs.- 10/-

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

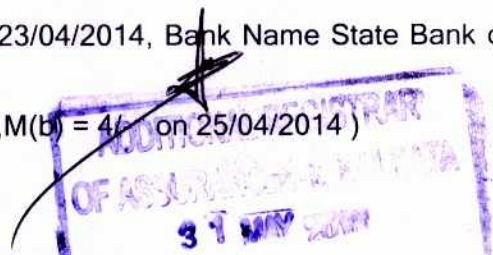
On 25/04/2014

Payment of Fees:

Amount by Draft

Rs. 10812/- is paid , by the draft number 296889, Draft Date 23/04/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 25/04/2014

(Under Article : A(1) = 107/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 25/04/2014)



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



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

Endorsement For Deed Number : I - 06641 of 2014
(Serial No. 04713 of 2014 and Query No. 1902L000011148 of 2014)

Deficit stamp duty

Deficit stamp duty Rs. 48768/- is paid , by the draft number 296888, Draft Date 23/04/2014, Bank :
State Bank of India, DALHOUSIE SQUARE, received on 25/04/2014

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

On 31/05/2014

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

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

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



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

3.1 **Mrinal Sharma**, son of Makhan Lal Sharma, residing at Patulia, Baishya Para, Post Office Patulia, Kolkata-700119, Police Station Khardah, District North 24 Parganas

3.2 **Tanusri Sharma**, wife of Mrinal Sharma, residing at Patulia, Baishya Para, Post Office Patulia, Kolkata-700119, Police Station Khardah, District North 24 Parganas (collectively **Vendors**, includes successors-in-interest)

And

3.3 **Shivpawan Properties 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 AASCS6846B**], represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of 99A, Park Street, Police Station Park Street, Kolkata-700016 (**Purchaser**, includes successors-in-interest).

Vendors 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 6.4348 (six point four three four eight) decimal, more or less [equivalent to 3 (three) *cottah* 14 (fourteen) *chittack* 13 (thirteen) square feet, more or less], out of 56 (fifty six) decimal **together with** the right to ingress and egress through the 12' (twelve feet) wide common passage, being demarcated as Plot No. 4, 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 Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

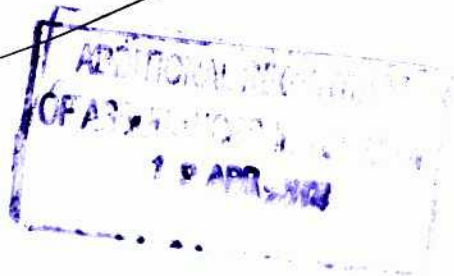
5. Background, Representations, Warranties and Covenants

5.1 **Representations and Warranties Regarding Title:** The Vendors have made the following representations and given the following warranties to the Purchaser regarding title:

5.1.1 **Ownership of Mother Property:** Binod 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 Binod Bala Baishya:** On 12th January, 2001, Binod Bala Baishya, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind

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him surviving, his 3 (three) sons, namely, (1) Bimalendu Kumar Baishya *alias* Bimal Kumar Baishya (2) Nilendu Kumar Baishya and (3) Santosh Kumar Baishya and his only daughter, Gouri Baishya, as his only legal heirs and heiress, who jointly and in equal shares inherited the right, title and interest of Late Binod Bala Baishya in the Mother Property, free from all encumbrances.

- 5.1.3 **Demise of Nilendu Kumar Baishya:** On or about 20th January, 2005, Nilendu Kumar Baishya, a Hindu bachelor, governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind him surviving, his 2 (two) brothers, namely, (1) Bimalendu Kumar Baishya *alias* Bimal Kumar Baishya and (2) Santosh Kumar Baishya, 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 share of Late Nilendu Kumar Baishya in 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 7th March 2012, registered in the Office of Additional District Sub-Registrar, Barrackpore, in Book No. I, CD Volume No. 6, at Pages 6918 to 6935, being Deed No. 02477 for the year 2012, 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 Vendors:** In the abovementioned circumstances the Vendors have become the joint and absolute owners of the Said Property out of the Mother Property, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent, warrant and covenant regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare 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 Vendors do 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 Vendors:** The Vendors have 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.

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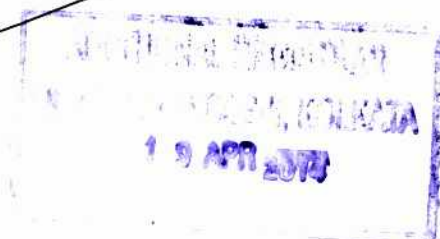


- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 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 Vendors 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 Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors 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 Vendors 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 Vendors 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 Vendors 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 Vendors 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 Vendors 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

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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 Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' 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 6.4348 (six point four three four eight) decimal, more or less [equivalent to 3 (three) *cottah* 14 (fourteen) *chittack* 13 (thirteen) square feet, more or less], out of 56 (fifty six) decimal **together with** the right to ingress and egress through the 12' (twelve feet) wide common passage, being demarcated as Plot No. 4, 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 Vendors 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.9,74,969/- (Rupees nine lac seventy four thousand nine hundred and sixty nine) paid by the Purchaser to the Vendor, receipt of which the Vendors hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

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 Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have 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 Vendors about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors about the correctness of the

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Vendors' title, which if found defective or untrue at any time, the Vendors shall, at the costs, expenses, risk and responsibility of the Vendors, 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 Vendors to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing 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 Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant 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 Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors 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 Vendors, the Vendors 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 Vendors hereby expressly waive, surrender and give up each and everyone of the aforesaid rights.
- 8.6 **Indemnity:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors 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 Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are 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


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19 APR 1912

the Vendors hereby expressly (a) consent 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) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize 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 Vendors undertake 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 Vendors hereby covenant that the Vendors 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.

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19 APR 1942

Schedule
(Said Property)

Land classified as *danga* (highland) measuring **6.4348 (six point four three four eight) decimal**, more or less [equivalent to **3 (three) cottah 14 (fourteen) chittack 13 (thirteen) square feet**, more or less], out of 56 (fifty six) decimal **together with** the right to ingress and egress through the **12' (twelve feet) wide common passage**, being demarcated as **Plot No. 4**, 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 R.S. Dag No. 767/1687
- On the East** : By portion of R.S. Dag No. 768
- On the South** : By 12' (twelve feet) wide common passage
- On the West** : R.S. Dag No. 760

Together also with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors 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:

Mouza	R.S Dag No.	L.R. Dag No.	L.R. Khatian No.	Total Area of Dag (in decimal)	Total Area sold (in decimal)	Name of the Owners
Patulia	768	1587	2346	56	6.4348	Mrinal Sharma and Tanusri Sharma



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19 APR 1974

9. Execution and Delivery

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

Mrinal Sharma

[Mrinal Sharma]

[Vendors]

Tanusri Sharma

[Tanusri Sharma]

Anirban Bhattacharya

[Shivpawan Properties Private Limited]

[Authorized Signatory]

[Purchaser]

Drafted By

Saptarshi Das
Advocate

Witnesses:

Signature *Banshi*

Signature *Prasanta Pal*

Name *Kamatoth Bessha*

Name *Prasanta Pal*

Father's Name *Suresh Ch Bessha*

Father's Name *Kali Kamal Pal*

Address *Patulia Kali Tale*

Address *Ruiza Abantale, Patulia*

Cal - 119

North 29 PGS. Kal - 700119



ADULT JAMES O. FARM
OFFICE OF THE DISTRICT ATTORNEY
19 APR 1947

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.9,74,969/-** (**Rupees nine lac seventy four thousand nine hundred and sixty nine**) 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.)	Favoring
By Pay Order vide No. 003169	17.04.2014	Axis Bank Ltd.	4,87,484/-	Mrinal Sharma
By Pay Order vide No. 003170	17.04.2014	Axis Bank Ltd.	4,87,485/-	Tanusri Sharma
		Total	9,74,969/-	

Mrinal Sharma

[Mrinal Sharma]

Tanusri Sharma

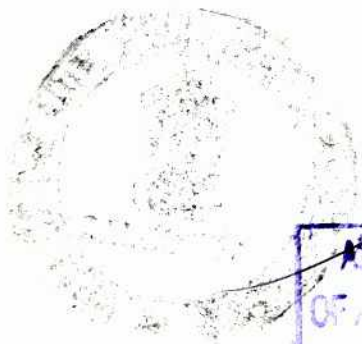
[Tanusri Sharma]

[Vendors]

Witnesses:

Signature *Baishya*
Name *Manabosh Baishya*

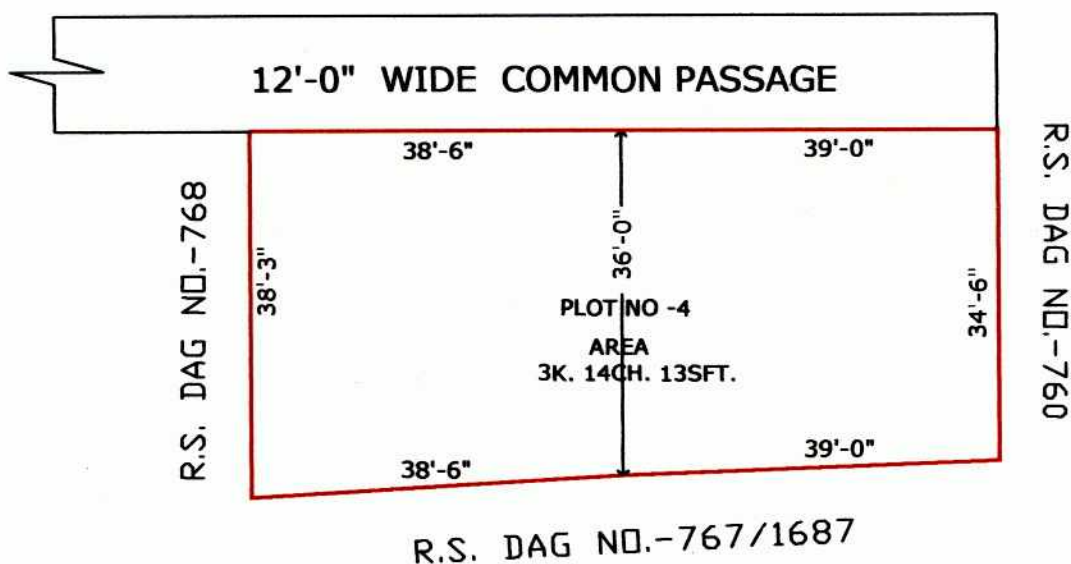
Signature *Tanusri Tal.*
Name *Tanusri Tal.*



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19 APR 1974

**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



Minhal Sharma
Taxusri' Sharma.

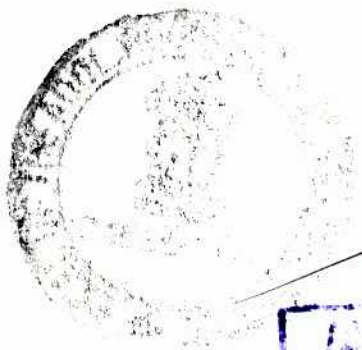
SHIVPAWAN PROPERTIES PRIVATE LIMITED
Anubam Bhattacharya
Director / Authorised Signatory

NAME & SIGNATURE OF THE VENDOR :

NAME & SIGNATURE OF THE PURCHASER :

LEGEND : 6.4348 DECIMAL EQUIVALENT TO 03K. 14CH. 13SFT. 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



Aruban Shetty

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



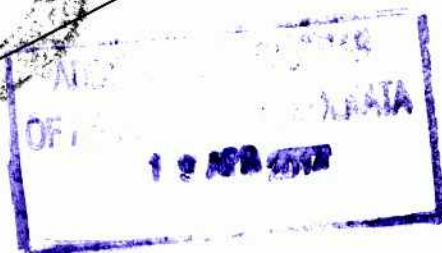
Arun Sharma

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Tarushi Sharma

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Dated this 19th day of April, 2014

Between

**Mrinal Sharma & Anr.
...Vendors**

And

**Shivpawan Properties Private Limited
...Purchaser**

CONVEYANCE


**Plot No. 4
Portions of R.S. Dag No. 768
L.R. Dag No. 1587
Mouza Patulia
Police Station Khardah
District North 24 Parganas**

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 31
Page from 3672 to 3687
being No 06641 for the year 2014.




(Dulal chandra Saha) 05 June-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal