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पश्चिम बंगाल WEST BENGAL

N/C-2289/12  
59AA 664996



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  
31.10.12

CONVEYANCE

1 Date: 22<sup>nd</sup> August 2012

2 Place: Kolkata

3 Parties:

3.1 Rabeya Bibi alias Rabeya Khatun, wife of Late Jobed Ali Gazi, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata -700145, District South 24 Parganas

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Dipankar Ch. Dey

SAHA & RAY  
Advocates  
3411, 3rd Floor, Hoising Chambers  
7C, Kiron Bhanjagar Roy Road  
Kolkata - 700001.

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Sold to.....
Address.....
Value.....
14 AUG 2012
L.S.V. High Court U.S.

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BROAD TIE UP PRIVATE LIMITED  
RECOUP TRACOM PRIVATE LIMITED  
RECOUP VINIMAY PRIVATE LIMITED  
BROWSE TIE UP PRIVATE LIMITED  
BROWSE MERCHANTS PRIVATE LIMITED

Dipankar Ch. Dey

Authorised Signatory



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MAJESTIC CONCLAVE PVT. LTD.

Mushtak Saman Nudhan

Authorised Signatory



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ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
22 AUG 2012



- 3.2 **Raju Gazi**, son of Late Jobed Ali Gazi, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata -700145, District South 24 Parganas
- 3.3 **Gafur Ali Gazi**, son of Late Jobed Ali Gazi, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata -700145, District South 24 Parganas
- 3.4 **Sukur Ali Gazi**, son of Late Jobed Ali Gazi, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata -700145, District South 24 Parganas
- 3.5 **Musida Bibi**, daughter of Late Jobed Ali Gazi and wife of Liyakat Molla, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata -700145, District South 24 Parganas
- 3.6 **Rubina Khatun alias Rubina Bibi**, daughter of Late Jobed Ali Gazi and wife of Hasem Mondal, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata -700145, District South 24 Parganas  
(collectively **Vendors**, includes successors-in-interest)

**And**


- 3.7 **Broad Tie Up Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 99A, Park Street, Police Station Park Street, Kolkata-700016 [PAN AAECB6602N], represented by its authorized signatory, Dipankar Chandra Dey, son of Dulal Chandra Dey, of 99A, Park Street, Police Station Park Street, Kolkata-700016
- 3.8 **Recoup Tracom Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 99A, Park Street, Police Station Park Street, Kolkata-700016 [PAN AAFCR4144Q], represented by its authorized signatory, Dipankar Chandra Dey, son of Dulal Chandra Dey, of 99A, Park Street, Police Station Park Street, Kolkata-700016
- 3.9 **Browse Tie Up Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 99A, Park Street, Police Station Park Street, Kolkata-700016 [PAN AAECB6459P], represented by its authorized signatory, Dipankar Chandra Dey, son of Dulal Chandra Dey, of 99A, Park Street, Police Station Park Street, Kolkata-700016
- 3.10 **Browse Merchants Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 99A, Park Street, Police Station Park Street, Kolkata-700016 [PAN AAECB6460G], represented by its authorized signatory, Dipankar Chandra Dey, son of Dulal Chandra Dey, of 99A, Park Street, Police Station Park Street, Kolkata-700016
- 3.11 **Recoup Vinimay Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 99A, Park Street, Police Station Park Street, Kolkata-700016 [PAN AAFCR4143K], represented by its authorized signatory, Dipankar Chandra Dey, son of Dulal Chandra Dey, of 99A, Park Street, Police Station Park Street, Kolkata-700016
- 3.12 **Majestic Conclave Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 131, Bakul Bagan Road, Police

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*Bapi Kundari*  
S/O K. P. Mondal  
vill.: Boruli P. Sakshin jobide  
Pur. P.S. Sonarpur  
Kolkata. 700145.  
Business



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Station Bhowanipor, Kolkata-700025 [PAN AAHCM4356P], represented by its authorized signatory, Ashok Kumar Poddar, son of Ramnath Poddar, of 31D, Chakraberia Road (South), Police Station Bhowanipor, Kolkata-700025

(collectively **Purchasers**, includes successors-in-interest).

Vendors and Purchasers collectively **Parties** and individually **Party**.

#### NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

#### 4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) Land classified as *sali* (agricultural) measuring 3.5 (three point five) decimal, more or less, out of 7 (seven) decimal, being a portion of R.S./L.R. *Dag* No. 32, recorded in L.R. *Khatian* No. 392, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet* (HGP), Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part I** of the **1<sup>st</sup> Schedule** below, the said R.S./L.R. *Dag* No. 32 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**First Property**) **And** (2) land classified as *sali* (agricultural) measuring 3.5 (three point five) decimal, more or less, out of 7 (seven) decimal, being a portion of R.S./L.R. *Dag* No. 32, recorded in L.R. *Khatian* No. 1441, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part II** of the **1<sup>st</sup> Schedule** below, the said R.S./L.R. *Dag* No. 32 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Second Property**) **And** (3) land classified as *sali* (agricultural) measuring 3.5 (three point five) decimal, more or less, out of 7 (seven) decimal, being a portion of R.S./L.R. *Dag* No. 33, recorded in L.R. *Khatian* No. 392, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part III** of the **1<sup>st</sup> Schedule** below, the said R.S./L.R. *Dag* No. 33 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Third Property**) **And** (4) land classified as *sali* (agricultural) measuring 3.5 (three point five) decimal, more or less, out of 7 (seven) decimal, being a portion of R.S./L.R. *Dag* No. 33, recorded in L.R. *Khatian* No. 1441, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part III** of the **1<sup>st</sup> Schedule** below, the said R.S./L.R. *Dag* No. 33 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Fourth Property**). The First Property, the Second Property, the Third Property and the Fourth Property all are more fully and collectively described in the **2<sup>nd</sup> Schedule** below (collectively **Said Property**) together with all title, benefits, easements, 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.

#### 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 Purchasers regarding title:
- 5.1.1 **Ownership of Jobed Ali Gazi:** Jobed Ali Gazi was the recorded owner of the First Property and the Third Property, free from all encumbrances.

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- 5.1.2 **Ownership of Rabeya Bibi alias Rabeya Khatun:** Rabeya Bibi alias Rabeya Khatun is the recorded owner of the Second Property and the Fourth Property, free from all encumbrances.
- 5.1.3 **Demise of Jobed Ali Gazi:** Jobed Ali Gazi a Muslim, governed by the *Sunni* School of Muslim Law, died *intestate* leaving behind him surviving his wife, Rabeya Bibi alias Rabeya Khatun (Vendor No. 3.1 hereinabove), 3 (three) sons, namely, Raju Gazi (Vendor No. 3.2 hereinabove), Gafur Ali Gazi (Vendor No. 3.3 hereinabove) and Sukur Ali Gazi (Vendor No. 3.4 hereinabove), and 2 (two) daughters, namely, Musida Bibi (Vendor No. 3.5 hereinabove) and Rubina Khatun alias Rubuna Bibi (Vendor No. 3.6 hereinabove), as his only legal heirs and heiresses, who jointly and in diverse shares inherited the right, title and interest of Late Jobed Ali Gazi in respect of the First Property and the Third Property, free from all encumbrances.
- 5.1.4 **Absolute Ownership of Vendors:** In the circumstances mentioned above, the Vendors have become the undisputed and absolute owner of the Said 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.
- 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 Purchasers.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever 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, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or

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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 Purchasers free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with khas**, vacant, peaceful and physical possession and the Purchasers will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).
- 6.2 **Surrender of Rights by Pushpadant Infrastructure Limited:** Pushpadant Infrastructure Limited, having its registered office at Room No. 205, 2<sup>nd</sup> Floor, 10A, Hospital Street, Police Station Bowbazar, Kolkata-700072 [**PAN AAFCP1441G**] has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Pushpadant Infrastructure Limited hereby surrenders/releases such claims in favour of the Purchasers.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchasers the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **2<sup>nd</sup> Schedule** below, being, **(I)** the First Property i.e. land classified as *sali* (agricultural) measuring 3.5 (three point five) decimal, more or less, out of 7 (seven) decimal, being a portion of R.S./L.R. *Dag* No. 32, recorded in L.R. *Khatian* No. 392, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruiipur, within the jurisdiction of HGP, Sub-Registration District Baruiipur, District South 24 Parganas, more fully described in **Part I** of the **1<sup>st</sup> Schedule** below, the said R.S./L.R. *Dag* No. 32 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **And (2)** the Second Property i.e. land classified as *sali* (agricultural) measuring 3.5 (three point five) decimal, more or less, out of 7 (seven) decimal, being a portion of R.S./L.R. *Dag* No. 32, recorded in L.R. *Khatian* No. 1441, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruiipur, within the jurisdiction of HGP, Sub-Registration District Baruiipur, District South 24 Parganas, more fully described in **Part II** of the **1<sup>st</sup> Schedule** below, the said R.S./L.R. *Dag* No. 32 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **And (3)** the Third Property i.e. land classified as *sali* (agricultural) measuring 3.5 (three point five) decimal, more or less, out of 7 (seven) decimal, being a portion of R.S./L.R. *Dag* No. 33, recorded in L.R. *Khatian* No. 392, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruiipur, within the jurisdiction of HGP, Sub-Registration District Baruiipur, District South 24 Parganas, more fully described in **Part III** of the **1<sup>st</sup> Schedule** below, the said R.S./L.R. *Dag* No. 33 being delineated and demarcated on the **Plan** annexed hereto and bordered in

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colour **Red** thereon **And (4)** the Fourth Property i.e. land classified as *sahi* (agricultural) measuring 3.5 (three point five) decimal, more or less, out of 7 (seven) decimal, being a portion of R.S./L.R. *Dag* No. 33, recorded in L.R. *Khatian* No. 1441, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part III** of the **1<sup>st</sup> Schedule** below, the said R.S./L.R. *Dag* No. 33 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon, **together with** all title, benefits, easements, 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.11,00,000/- (Rupees eleven lac) paid by the Purchasers to the Vendors, 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, *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 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 Purchasers on such express indemnification by the Vendors about the correctness of the 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 have been handed over by the Vendors to the Purchasers.

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- 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 Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers and their successors-in-interest and 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 and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.
- 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 Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and assigns by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation:** The Vendors declare that the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchasers as the constituted attorneys of the Vendors and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchasers in all respect for causing mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 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 Purchasers and/or their successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**1<sup>st</sup> Schedule**  
**Part-I**  
**(First Property)**

Land classified as *sali* (agricultural) measuring 3.5 (three point five) decimal, more or less, out of 7 (seven) decimal, being a portion of R.S./L.R. *Dag* No. 32, recorded in L.R. *Khatian* No. 392, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas, the said *Dag* No. 32 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

**On the North** : By R.S./L.R. *Dag* Nos. 29 and 35

**On the East** : By R.S./L.R. *Dag* Nos. 46 and 95

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**On the South** : By R.S./L.R. *Dag* No. 33

**On the West** : By R.S./L.R. *Dag* No. 34

**Part-II**  
**(Second Property)**

Land classified as *sali* (agricultural) measuring 3.5 (three point five) decimal, more or less, out of 7 (seven) decimal, being a portion of R.S./L.R. *Dag* No. 32, recorded in L.R. *Khatian* No. 1441, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas, the said *Dag* No. 32 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

**On the North** : By R.S./L.R. *Dag* Nos. 29 and 35

**On the East** : By R.S./L.R. *Dag* Nos. 46 and 95

**On the South** : By R.S./L.R. *Dag* No. 33

**On the West** : By R.S./L.R. *Dag* No. 34

**Part-III**  
**(Third Property)**

Land classified as *sali* (agricultural) measuring 3.5 (three point five) decimal, more or less, out of 7 (seven) decimal, being a portion of R.S./L.R. *Dag* No. 33, recorded in L.R. *Khatian* No. 392, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas, the said *Dag* No. 33 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

**On the North** : By R.S./L.R. *Dag* No. 32

**On the East** : By R.S./L.R. *Dag* No. 44

**On the South** : By R.S./L.R. *Dag* No. 41

**On the West** : By R.S./L.R. *Dag* No. 34

**Part-IV**  
**(Fourth Property)**

Land classified as *sali* (agricultural) measuring 3.5 (three point five) decimal, more or less, out of 7 (seven) decimal, being a portion of R.S./L.R. *Dag* No. 33, recorded in L.R. *Khatian* No. 1441, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas, the said *Dag* No. 33 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

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- On the North** : By R.S./L.R. *Dag* No. 32
- On the East** : By R.S./L.R. *Dag* No. 44
- On the South** : By R.S./L.R. *Dag* No. 41
- On the West** : By R.S./L.R. *Dag* No. 34

**2<sup>nd</sup> Schedule**  
**(Said Property)**  
**[Subject matter of Sale]**

Land classified as *sali* (agricultural) measuring 3.5 (three point five) decimal, more or less, out of 7 (seven) decimal, being a portion of R.S./L.R. *Dag* No. 32, recorded in L.R. *Khatian* No. 392, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and described in **Part I** of the **1<sup>st</sup> Schedule** above.

Land classified as *sali* (agricultural) measuring 3.5 (three point five) decimal, more or less, out of 7 (seven) decimal, being a portion of R.S./L.R. *Dag* No. 32, recorded in L.R. *Khatian* No. 1441, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and described in **Part II** of the **1<sup>st</sup> Schedule** above.

Land classified as *sali* (agricultural) measuring 3.5 (three point five) decimal, more or less, out of 7 (seven) decimal, being a portion of R.S./L.R. *Dag* No. 33, recorded in L.R. *Khatian* No. 392, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and described in **Part III** of the **1<sup>st</sup> Schedule** above.

Land classified as *sali* (agricultural) measuring 3.5 (three point five) decimal, more or less, out of 7 (seven) decimal, being a portion of R.S./L.R. *Dag* No. 33, recorded in L.R. *Khatian* No. 1441, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and described in **Part IV** of the **1<sup>st</sup> Schedule** above.

**Together with** all title, benefits, easements, 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.

The details of the Said Property are tabulated below:

<i>Mouza</i>	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 Recorded Owner
Hariharpur	32	392	7	3.5	Jobed Ali Gazi
Hariharpur	32	1441	7	3.5	Rabeya Khatun <i>alias</i> Rabeya Bibi
Hariharpur	33	392	7	3.5	Jobed Ali Gazi
Hariharpur	33	1441	7	3.5	Rabeya Khatun <i>alias</i> Rabeya Bibi
			<b>Total</b>	<b>14.00</b>	

বাত্ত  
কবিনা





*[Handwritten signature]*  
REGISTRAR  
KOLKATA  
22 AUG 2012

9. Execution and Delivery

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

রাবিয়া বিবি  
Rabeya Bibi

রাজু গাজী  
Raju Gazi

গফুর আলী গাজী  
Gafur Ali Gazi

সুকুর আলী গাজী  
Sukur Ali Gazi

মুসিদা বিবি  
Musida Bibi

রুবিনা খাতুন  
Rubina Khatun alias Rubina Bibi

[Vendors]

Dipankar Ch. Dey  
[Broad Tie Up Private Limited]

Dipankar Ch Dey  
[Recoup Tracom Private Limited]

Dipankar Ch. Dey  
[Browse Tie Up Private Limited]

Dipankar Ch. Dey  
[Browse Merchants Private Limited]

Dipankar Ch. Dey  
[Recoup Vinimay Private Limited]

Anura Kumar Saha  
[Majestic Conclave Private Limited]

[Authorized Signatory]  
[Purchasers]

Witnesses:

Signature: Liyakat Hollar

Signature: Bapi Mondal

Name: Liyakat Hollar

Name: Jayanta Mondal alias Bapi Mondal

Father's Name: \_\_\_\_\_

Father's Name: Krishna Pada Mondal

Address: B. Bon Hooghly

Address: Village Baruli, Post Office Dakshin Gobindapur, Police Station Sonarpur Kolkata-700144

P.S. Sonarpur, Kolkata-745  
Dist. 24 Parganas (S)

Drafted by:  
Bapteshi  
Alipore Court.



REGISTRAR  
KOLKATA  
22 AUG 2012



**Receipt and Memo of Consideration**

Received from the within named Purchasers the within mentioned sum of **Rs.11,00,000/- (Rupees eleven lac)** towards full and final payment of the Total Consideration for sale of the Said Property described in the **2<sup>nd</sup> Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
By Pay Order vide No. <u>Cash</u>	<u>22.8.12</u>	<u>—</u>	<u>11,00,000/-</u>
By Pay Order vide No.			
By Pay Order vide No.			
By Pay Order vide No.			
By Pay Order vide No.			
By Pay Order vide No.			
		<b>Total</b>	<b>11,00,000/-</b>

রাবিয়া বিবি

Rabeya Bibi

রাজু গাজী

Raju Gazi

গফুর আলী গাজী

Gafur Ali Gazi

সুকুর আলী গাজী

Sukur Ali Gazi

মুসিদা বিবি

Musida Bibi

রুবিনা বিবিRubina Khatun *alias* Rubina Bibi



















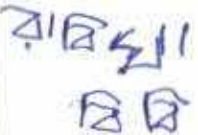











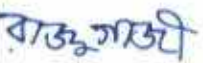





[Vendors]

**Witnesses:**Signature Liyakat MollaName: Liyakat MollaSignature Jayanta MondalName: Jayanta Mondal alias Bapi Mondal



REGISTRAR  
CALICUT  
22 AUG 2010

### SPECIMEN FORM TEN FINGER PRINTS


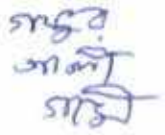











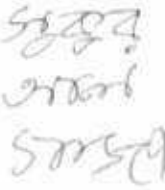






















Sl. No.	Signature of the executants and/or purchaser Presentants					
	 Little	 Ring	 Middle	 Fore	 Thumb	
						(Left Hand)
	 Thumb	 Fore	 Middle	 Ring	 Little	
						(Right Hand)
	 Little	 Ring	 Middle	 Fore	 Thumb	
						(Left Hand)
	 Thumb	 Fore	 Middle	 Ring	 Little	
						(Right Hand)
	 Little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





ADDITIONAL REGISTRAR  
OF ASSURANCE OF DEATH  
2-2 AUG 2012

### SPECIMEN FORM TEN FINGER PRINTS

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



*[Handwritten signature]*  
ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
22 AUG 2012



## SPECIMEN FORM TEN FINGER PRINTS

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



ADDITIONAL  ~~RECEIVED~~  
OF ASSURANCE - LIBERIA  
2 AUG 2013

SITE PLAN

SHOWING THE POSITION AT MOUZA - HARIHARPUR, J.L. NO. 11,  
UNDER HARIHARPUR GRAMPANCHAYAT, P.S. - BARUIPUR, DIST.  
- SOUTH 24 PARGANAS

R.S. & L.R.DAG NO.	AREA OF LAND	PURCHASE AREA
32	07 DECIMALS	07 DECIMALS



MAJESTIC CONCLAVE FVT. LTD.

*Arundhata Senapati*  
Authorised Signatory



BROAD TIE UP PRIVATE LIMITED  
RECOUP TRACOM PRIVATE LIMITED  
RECOUP VINIMAY PRIVATE LIMITED  
BROWSE TIE UP PRIVATE LIMITED  
BROWSE MERCHANTS PRIVATE LIMITED

*Dipankar Ch. Jey*

Authorised Signatory

Drawn by :  
*TRACED BY*  
*Azad Mondal*

SURVEYER  
**AZAD MONDAL**  
Khodar Bazar, P.O. & P.S.-Baruipur  
Kolkata-700144  
Reqd. No.-03/2001





*[Handwritten Signature]*  
ADDITIONAL REGISTRAR  
OF ASSURANCES - KOLKATA  
22 AUG 2017

BROWSE MERCHANTS PRIVATE LIMITED  
BROWSE THE UP PRIVATE LIMITED  
BROWSE VINIMAY PRIVATE LIMITED  
RECOUP TRACOM PRIVATE LIMITED  
BROWSE THE UP PRIVATE LIMITED

SITE PLAN

SHOWING THE POSITION AT MOUZA - HARIHARPUR, J.L. NO. 11,  
UNDER HARIHARPUR GRAMPANCHAYAT, P.S. - BARUIPUR, DIST.  
- SOUTH 24 PARGANAS

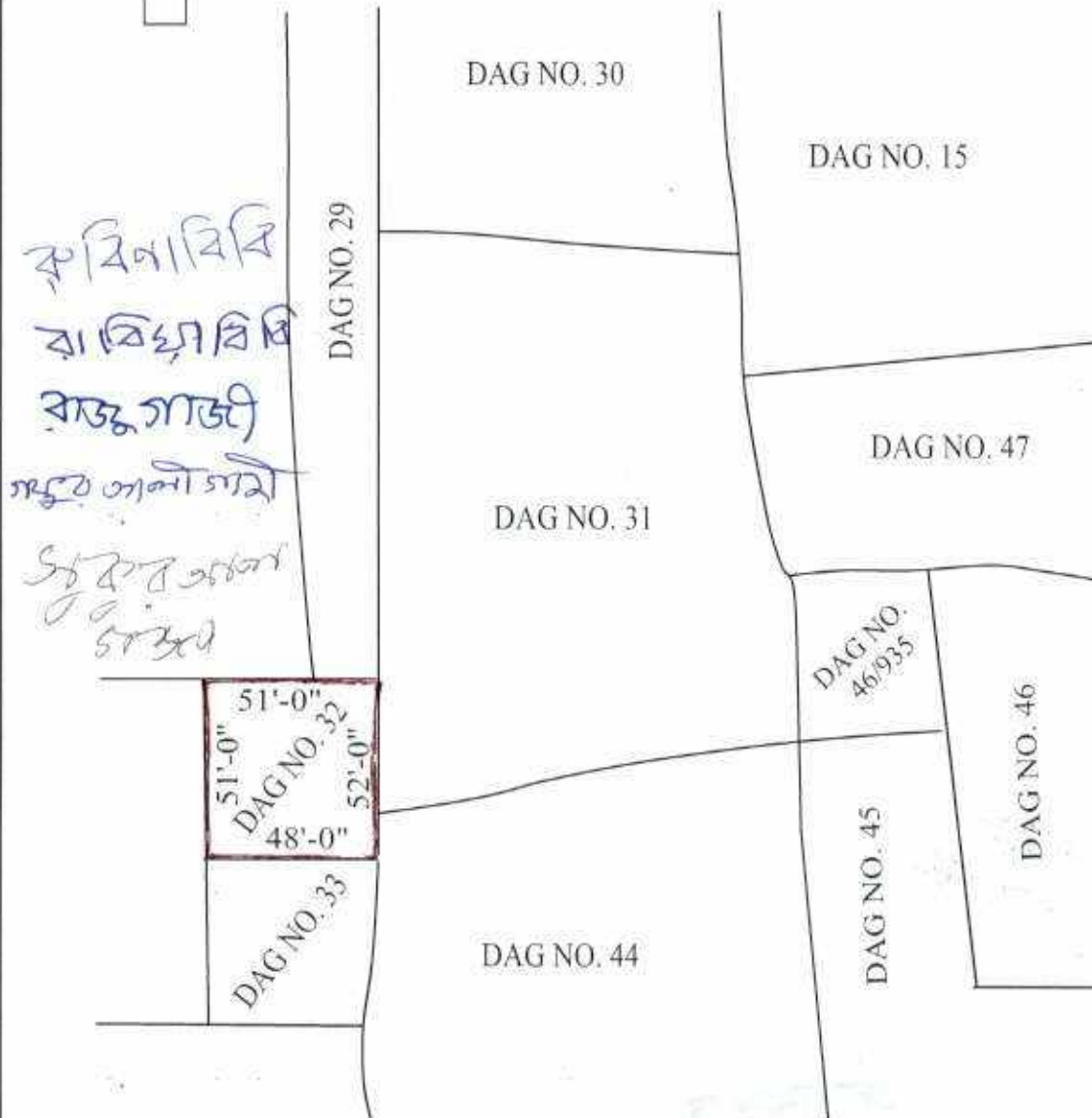
R.S. & L.R.DAG NO.	AREA OF LAND	PURCHASE AREA
32	07 DECIMALS	07 DECIMALS



MAJESTIC CONCLAVE PVT. LTD.

*Ashutosh Kumar Reddy*

Authorised Signatory



**BROAD TIE UP PRIVATE LIMITED**  
**RECOUP TRACOM PRIVATE LIMITED**  
**RECOUP VINIMAY PRIVATE LIMITED**  
**BROWSE TIE UP PRIVATE LIMITED**  
**BROWSE MERCHANTS PRIVATE LIMITED**

*Dipankar Ch. Dey*

Drawn by :  
**TRACE DBY**  
*Azad Mondal*

**SURVEYER**  
**AZAD MONDAL**  
Khodar Bazar, P.O. & P.S.-Baruipur  
Kolkata-700144  
Reqd. No.-03 / 2001

ADDITIONAL REGISTRAR  
KATA  
22 AUG 2012

BROAD THE UP PRIVATE LIMITED  
RECOUP TRACOR PRIVATE LIMITED  
RECOUP TRACOR PRIVATE LIMITED  
BROAD THE UP PRIVATE LIMITED  
BROAD MERCHANTS PRIVATE LIMITED

SITE PLAN

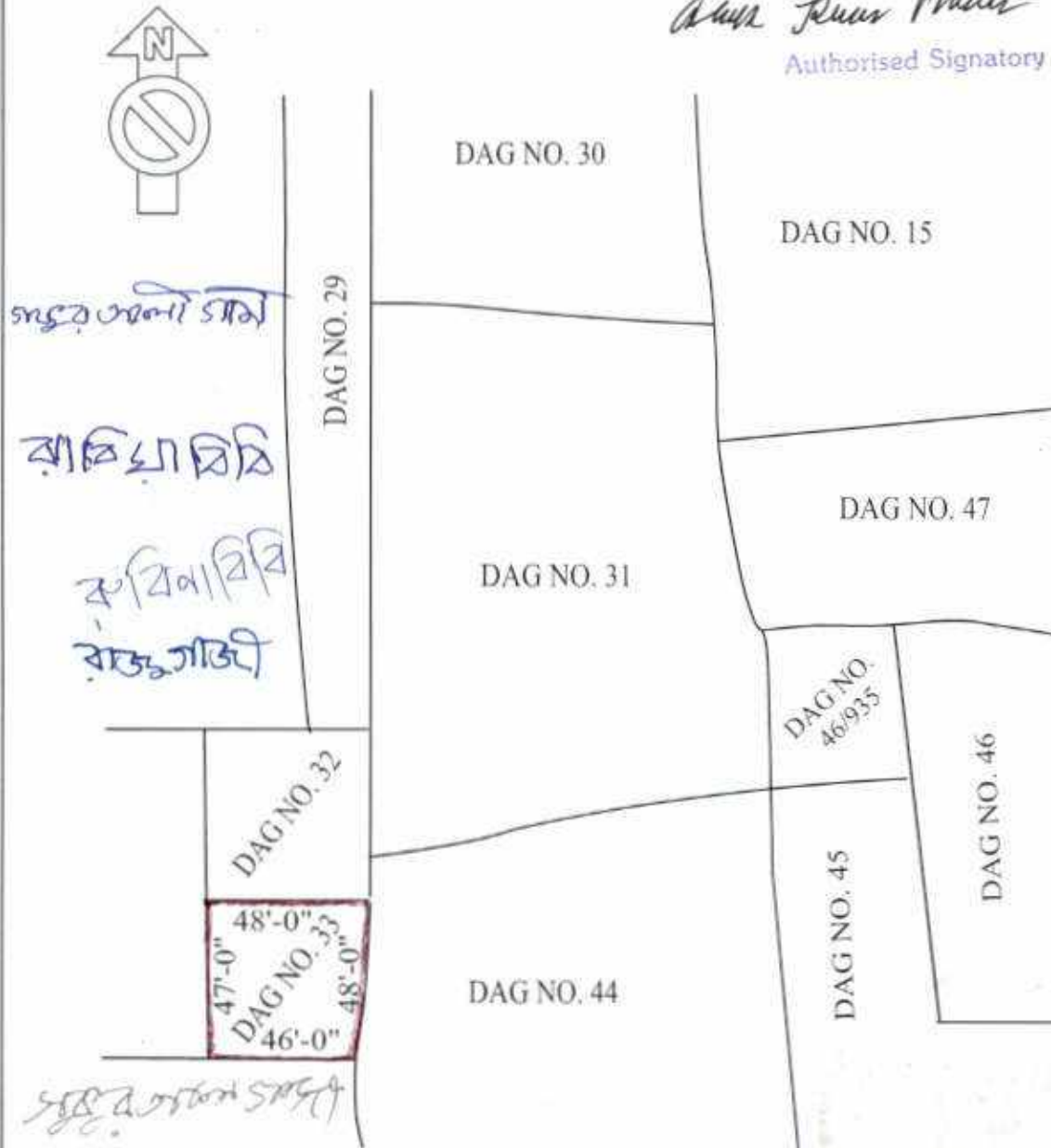
SHOWING THE POSITION AT MOUZA - HARIHARPUR, J.L. NO. 11,  
UNDER HARIHARPUR GRAMPANCHAYAT, P.S. - BARUIPUR, DIST.  
- SOUTH 24 PARGANAS

R.S. & L.R.DAG NO.	AREA OF LAND	PURCHASE AREA
33	07 DECIMALS	07 DECIMALS

MAJESTIC CONCLAVE PVT. LTD.

*Aswini Kumar Mondal*

Authorised Signatory



BROAD TIE UP PRIVATE LIMITED  
RECOUP TRACOM PRIVATE LIMITED  
RECOUP VINIMAY PRIVATE LIMITED  
BROWSE TIE UP PRIVATE LIMITED  
BROWSE MERCHANTS PRIVATE LIMITED

*Dipankar Ch. Dey*

Authorised Signatory

Drawn by :

TRACED BY

*Azad Mondal*

SURVEYER

**AZAD MONDAL**

Khodar Bazar, P.O. & P.S. - Baruiipur  
Kolkata-700144

Regd. No.-03 / 2001





ADDITIONAL REGISTRAR  
OF COMPANIES - KOLKATA  
22 AUG 2012

BROAD THE UP PRIVATE LIMITED  
REGOP TRACOM PRIVATE LIMITED  
REGOP VINIYAM PRIVATE LIMITED  
BROWSE THE UP PRIVATE LIMITED  
BROWSE MERCHANTS PRIVATE LIMITED

**SITE PLAN**

SHOWING THE POSITION AT MOUZA - HARIHARPUR, J.L. NO. 11,  
UNDER HARIHARPUR GRAMPANCHAYAT, P.S. - BARUIPUR, DIST.  
- SOUTH 24 PARGANAS

R.S. & L.R.DAG NO.	AREA OF LAND	PURCHASE AREA
33	07 DECIMALS	07 DECIMALS

MAJESTIC CONCLAVE PVT. LTD.

*Asstt. Jnnm Mondal*  
Authorised Signatory



BROAD TIE UP PRIVATE LIMITED  
RECOUP TRACOM PRIVATE LIMITED  
RECOUP VINIMAY PRIVATE LIMITED  
BROWSE TIE UP PRIVATE LIMITED  
BROWSE MERCHANTS PRIVATE LIMITED

*Dipankar Ch Dey*

Authorised Signatory

Drawn by :  
TRACED BY  
*Azad Mondal*

SURVEYER  
**AZAD MONDAL**  
Khadar Bazar, P.O. & P.S. - BaruiPUR  
S.No. 7001/24  
Dist. - 24 P.S. - 741111



REGISTRAR  
OF COMPANIES, KOLKATA  
22 AUG 2012

REGISTRAR OF COMPANIES, KOLKATA  
22 AUG 2012

Handwritten signature



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

**Endorsement For Deed Number : I - 10125 of 2012**  
**(Serial No. 07285 of 2012)**

**On 22/08/2012**

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

Presented for registration at 17.05 hrs on :22/08/2012, at the Private residence by Dipankar Chandra Dey , one of the Claimants.

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

Execution is admitted on 22/08/2012 by

1. Rabeya Bibi Alias Rabeya Khatun, wife of Lt. Jobed Ali Gazi , Village: Hariharpur, Thana:-Baruipur, P.O. :-Mallickpur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste Muslim, By Profession : House wife
2. Raju Gazi, son of Lt. Jobed Ali Gazi , Village: Hariharpur, Thana:-Baruipur, P.O. :-Mallickpur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste Muslim, By Profession : Others
3. Gafur Ali Gazi, son of Lt. Jobed Ali Gazi , Village: Hariharpur, Thana:-Baruipur, P.O. :-Mallickpur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste Muslim, By Profession : Others
4. Sukur Ali Gazi, son of Lt. Jobed Ali Gazi , Village: Hariharpur, Thana:-Baruipur, P.O. :-Mallickpur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste Muslim, By Profession : Others
5. Musida Bibi, daughter of Lt. Jobed Ali Gazi , Village: Hariharpur, Thana:-Baruipur, P.O. :-Mallickpur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste Muslim, By Profession : Others
6. Rubina Khatun Alias Rubina Bibi, daughter of Lt. Jobed Ali Gazi , Village: Hariharpur, Thana:-Baruipur, P.O. :-Mallickpur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste Muslim, By Profession : Others



( Ashim Kumar Ghosh )

**ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA**

31/10/2012 16:05:00

EndorsementPage 1 of 3





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

**Endorsement For Deed Number : I - 10125 of 2012**  
**(Serial No. 07285 of 2012)**

7. Dipankar Chandra Dey  
Authorised Signatory, Broad Tie Up Pvt. Ltd., 99 A, Park Street, Kolkata, Thana:-Park Street, P.O. :-  
,District:-Kolkata, WEST BENGAL, India, Pin :-700016.
- Authorised Signatory, Recoup Tracom Pvt. Ltd., 99 A, Park Street, Kolkata, Thana:-Park Street, P.O. :-  
,District:-Kolkata, WEST BENGAL, India, Pin :-700016.
- Authorised Signatory, Browse Tie Up Pvt. Ltd., 99 A, Park Street, Kolkata, Thana:-Park Street, P.O. :-  
,District:-Kolkata, WEST BENGAL, India, Pin :-700016.
- Authorised Signatory, Browse Merchants Pvt. Ltd., 99 A, Park Street, Kolkata, Thana:-Park Street,  
P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700016.
- Authorised Signatory, Recoup Vinimay Pvt. Ltd., 99 A, Park Street, Kolkata, Thana:-Park Street, P.O. :-  
,District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
, By Profession : Others
8. Ashok Kumar Poddar  
Authorised Signatory, Majestic Conclave Pvt. Ltd., 131, Bakul Bagan Road, Kolkata,  
Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.  
, By Profession : Others
- Identified By Bapi Mondal, son of K. P. Mondal, Village:Bourli, Thana:-Sonarpur, P.O. :-  
,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste: Hindu, By Profession:  
Business.

( Ashim Kumar Ghosh )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

**On 25/08/2012**

**Payment of Fees:**

Amount By Cash

Rs. 14090.00/-, on 25/08/2012

( Under Article : A(1) = 13992/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 25/08/2012 )

**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.-12,72,728/-

Certified that the required stamp duty of this document is Rs.- 63656 /- and the Stamp duty paid as:  
Impressive Rs.- 10/-

**Deficit stamp duty**



**ADDITIONAL REGISTRAR**  
**OF ASSURANCES-I, KOLKATA**  
**31 OCT 2012**  
( Ashim Kumar Ghosh )

**ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA**

**31/10/2012 16:05:00**

**EndorsementPage 2 of 3**



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

Endorsement For Deed Number : I - 10125 of 2012  
(Serial No. 07285 of 2012)

Deficit stamp duty Rs. 63656/- is paid 03676724/08/2012 State Bank of India, DALHOUSIE SQUARE,  
received on 25/08/2012

( Ashim Kumar Ghosh )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 31/10/2012

**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 Cash

Rs. 0.00/-, on 31/10/2012

( Ashim Kumar Ghosh )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



( Ashim Kumar Ghosh )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
EndorsementPage 3 of 3

31/10/2012 16:05:00

Dated this 22<sup>nd</sup> day of August, 2012

Between

Rabeya Bibi & Ors.  
... Vendors

And

Broad Tie Up Private Limited & Ors.  
... Purchasers

**CONVEYANCE**

R.S./L.R. Dug Nos. 32 & 33  
Mouza Hariharpur  
Police Station Baruipur  
District South 24 Parganas

**Saha & Ray**

Advocates  
3A/1, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 21  
Page from 3086 to 3109  
being No 10125 for the year 2012.



(Ashim Kumar Ghosh) 05-November-2012  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A. - I KOLKATA  
West Bengal