

KM 155

Deed No. 5978/17

6269/18

5978/2017



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

13AB 371593

Comissioner
 and
 Registrar
 31/7/17

অমলস্বয়ং
 স্বাক্ষর

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

CONVEYANCE

- Date: 31st July, 2017
- Place: Kolkata
- Parties:

11 AUG 2017
 Addl. District Sub-Registrar
 Baruipur, South 24 Parganas

[Signature]

1/10/2017
 21084629
 26/7/17

অমলস্বয়ং
 স্বাক্ষর

36779

SAHA & RAY

Advocates
3A/1, 3rd Floor, Hastings Chambers
7C, Kiran Shankar Roy Road
Kolkata - 700001

NAME
ADD
Rs.
30 JUN 2017	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K.S.R. Road, Kolkata	

✓ *সুরানন্দ মুখার্জী*

V.C F2M 2465

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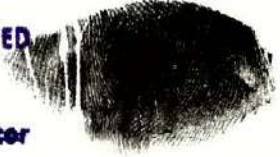
✓ *সুরানন্দ মুখার্জী*
৩০ জুন ২০১৭



Subhrajit Nath Saha V.C F2M 2472

BROWSE TIE UP PRIVATE LIMITED

RK Ag
Authorized Signatory **Director**
(RAJESH KR. AGARWAL)



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

31 JUL 2017

Jayanta Kumar Mondal
son of - Krishnopal Mondal
M.L. - Baruipur PO - Gobindapur
P.S. - Sonar pur cat - 145

- 3.1 **Anowar Hossain Mondal** *alias* **Anower Hossain Mondal** *alias* **Anowar Mondal** *alias* **Mondal Anowar**, son of Late Golam Bari Mondal *alias* Golambari, by faith Muslim, occupation Cultivation, nationality Indian, residing at Village Hariharpur, Kayasthapara, Post Office Mallickpore, Kolkata-700145, Police Station Baruipur, District South 24 Parganas [PAN CXGPM7039C]

(Vendor, includes successors-in-interest)

And

- 3.2 **Browse Tie Up Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at Ground Floor, 91A/I, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street, District Kolkata [PAN AAECB6459P], represented by its authorized signatory, **Rajesh Kumar Agarwal**, son of Om Prakash Agarwal, by faith Hindu, by occupation Service; nationality Indian of 99A, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street [PAN AJTPA6335Q]

(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 *peyara bagan* (orchard) measuring 10.2857 (ten point two eight five seven) decimal [equivalent to 6.2338 (six point two three three eight) *cottah*], more or less, out of 72 (seventy two) decimal, being a portion of R.S./L.R. *Dag* No. 44 (forty four), recorded in L.R. *Khatian* No. 343 (three hundred and forty three), *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 (**Said Property**), more fully described in the **Schedule** below and the said *Dag* No. 44 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

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 Mother Property:** Golam Bari Mondal *alias* Golambari was the sole and absolute owner of land measuring 72 (seventy two) decimal, being the entirety of of R.S./L.R. *Dag* No. 44, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Golam's Property**), free from all encumbrances.

- 5.1.2 **Mutation:** Golam Bari Mondal *alias* Golambari got his name mutated in the records of the Block Land and Land Reforms Officer, Baruipur, South 24 Parganas, in respect of the entirety of Golam's Property under L.R. *Khatian* No. 343.

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Baruipur, South 24 Parganas

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- 5.1.3 **Demise of Golam Bari Mondal alias Golambari:** On 12th April, 2008, Golam Bari Mondal *alias* Golambari, a Muslim governed by the *Sunni* school of Mohamadan Law, died *intestate* living behind him surviving, his wife, Atarjan Bibi, his 2 (two) sons, namely, (1) Abul Kalam Mondal *alias* Mondal Abul Kalam and (2) Anowar Hossain Mondal *alias* Mondal Anowar (the Vendor herein), his 3 (three) daughters, namely, (1) Rohida Bibi *alias* Rohida, (2) Rasida Bibi *alias* Rasida Khan *alias* Khan Rasida and (3) Mamuda Chitrakar *alias* Mamuda Bibi, as his only legal heirs and heiresses, who jointly and in diverse share, inherited the right, title and interest of Late Golam Bari Mondal *alias* Golambari in the Mother Property, free from all encumbrances. It is clarified herein that one Rahima Bibi daughter of Late Golam Bari Mondal *alias* Golambari, predeceased him on 6th March, 1992. Therefore no share in the Mother Property has been devolved upon her as per the Mohamadan Law, which is illustrated in the *Farayeznama* dated 3rd July, 2013.
- 5.1.4 **Demise of Atarjan Bibi:** On 10th September, 2013, Atarjan Bibi, a Muslim governed by the *Sunni* school of Mohamadan Law, died *intestate* living behind her surviving, her 2 (two) sons, namely, (1) Abul Kalam Mondal *alias* Mondal Abul Kalam and (2) Anowar Hossain Mondal *alias* Mondal Anowar (the Vendor herein), her 3 (three) daughters, namely (1) Rohida Bibi *alias* Rohida, (2) Rasida Bibi *alias* Rasida Khan *alias* Khan Rasid and (3) Mamuda Chitrakar *alias* Mamuda Bibi, as her only legal heirs and heiresses, who jointly and in diverse share, inherited the right, title and interest of Late Atarjan Bibi in the Mother Property, free from all encumbrances. The Said Property is a part and portion of the Mother Property and is also the subject matter of sale of this conveyance.
- 5.1.5 **Absolute Ownership of Vendor:** In the abovementioned circumstances, Anowar Hossain Mondal *alias* Mondal Anowar, the Vendor herein became the sole and absolute owner of land measuring 20.5714 (twenty point five seven one four) decimal, comprised in Golam's Property, free from all encumbrances (**Mother Property**). The Said Property is a part and portion of the Mother Property and is also the subject matter of the Conveyance.
- 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 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 Vendor does not holds 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.

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- 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 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 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.
- 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 shall 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 of Rights by Pushpadant Infrastructure Limited:** Pushpadant Infrastructure Limited, having its registered office at Room No. 205, 2nd 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 surrenders/releases such claims in favour of the Purchaser.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sell, 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 *peyara bagan* (orchard) measuring 10.2857 (ten point two eight five seven) decimal [equivalent to 6.2338 (six point two three three eight) *cottah*], more or less, out of 72 (seventy two) decimal, being a portion of R.S./L.R. *Dag* No. 44 (forty four), recorded in L.R. *Khatian* No. 343 (three hundred and forty three), *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District

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Baruipur, District South 24 Parganas and the said *Dag* No. 44 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- 7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.36,00,000/- (Rupees thirty six lac) 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.

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Barurpur, South 24 Parganas

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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 Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the 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 non-agricultural/housing for construction of a housing complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and the 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) appoint 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 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.
- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or the Purchaser's 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.

Handwritten signatures and initials in blue ink, including names like 'Saha' and 'Ray'.



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Baruipur, South 24 Parganas

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Schedule
(Said Property)

Land classified as *peyara bagan* (orchard) measuring 10.2857 (ten point two eight five seven) decimal [equivalent to 6.2338 (six point two three three eight) *cottah*], more or less, out of 72 (seventy two) decimal, being a portion of R.S./L.R. *Dag* No. 44 (forty four), recorded in L.R. *Khatian* No. 343 (three hundred and forty three), *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 the said *Dag* No. 44 being delineated 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. 31
On the East : By R.S./L.R. *Dag* No. 45
On the South : By R.S./L.R. *Dag* No. 56
On the West : By R.S./L.R. *Dag* Nos. 32, 33, 41, 42 and 43

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.

The details of the Said Property are tabulated below:

Mouza	L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Nature of Land	Total Area of <i>Dag</i> (in Decimal)	Total Area Sold (in Decimal)	Name of Recorded Owner
Hariharpur	44	343	<i>Peyara Bagan</i>	72	10.2857	Golam Bari Mondal <i>alias</i> Golambari

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Office of the Addl. Dist. Sub-Registrar
Baruipur, South 24 Parganas

31 JUL 2017

9. Execution and Delivery

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

অনোয়ার হোসেন মন্ডল
ব্রাউজ টাইপ প্রাইভেট লিমিটেড

(Anowar Hossain Mondal alias Anower Hossain Mondal alias Anowar Mondal alias Mondal

Anowar)
(Vendor)

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

BROWSE TIE UP PRIVATE LIMITED

Authorized Signatory RK Mondal Director

Binyo Chittrakar

(Purchaser)

Drafted by

Dutrasoam Bhattacharya

Dutrasoam Bhattacharya
Advocate, High Court Calcutta
F/1114/773/2012

Witnesses:

Signature: Binyo Chittrakar

Name: BINYO CHITRAKAR

Father's Name: Mohan Chittrakar

Address: Vill - Harihar pur

P.O. - Mallick pur P.S. - Barisipura

Kol - 145

Signature: Sorek Mondal

Name: Sorek Mondal

Father's Name: Abul Kalam Mondal

Address: Vill - Harisarpur. P.O. - Mallick pur

P.S. - Barisipura, Dist - 24 PGS (S)

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Baruipur, South 24 Parganas

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Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.36,00,000/-** (**Rupees thirty six lac**) towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Pay Order No. 504508	24.07.2017	ICICI Bank	36,00,000/-
Total			36,00,000/-

আনোয়ার হোসেন মন্ডল
একজন আনোয়ার

(Anowar Hossain Mondal *alias* Anower Hossain Mondal *alias* Anowar Mondal *alias*
Mondal Anowar)
(Vendor)

Witnesses:

Signature Binoy Chitluka
Name: BINOY CHITRAKAR

Signature Sarab Mondal
Name: Sarab Mondal

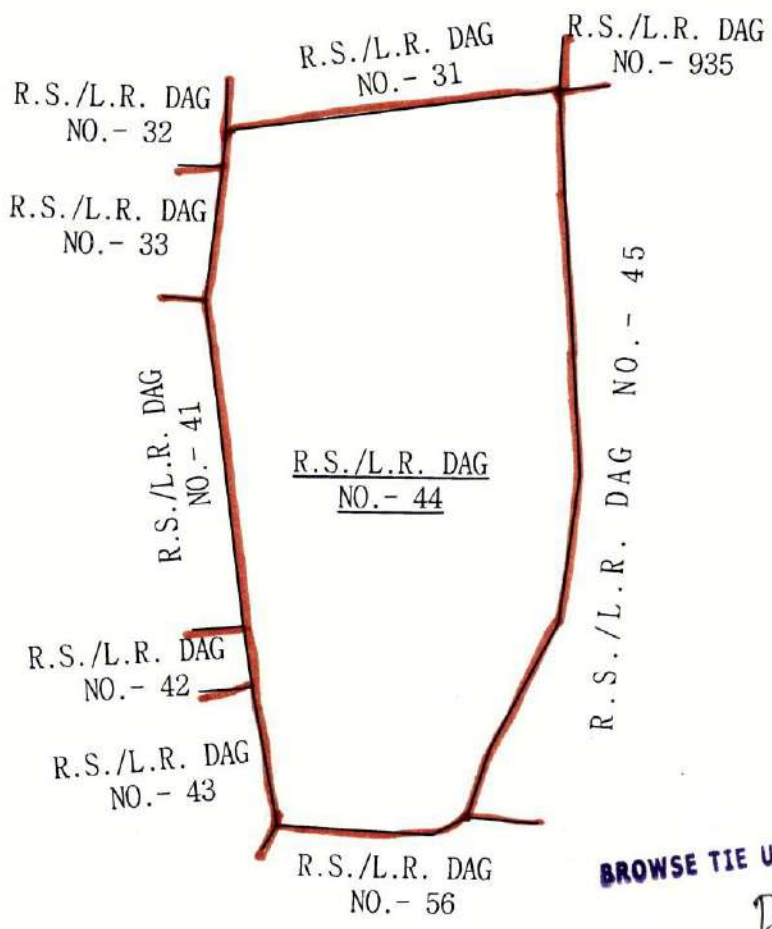
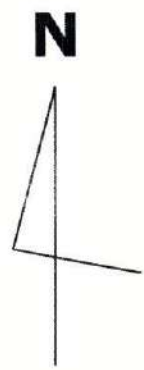


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Baruipur, South 24 Parganas

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SITE PLAN OF R.S./L.R. DAG NO.- 44 L.R. KHATIAN NO.- 343,
 MOUZA - HARIHARPUR, J.L. NO.- 11, P.S.-BARUIPUR, UNDER
 HARIHARPUR GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.

TOTAL AREA OF DAG NO.44 - 72 DECIMAL



স্বাক্ষরিত ও সত্যায়িত
 স্বাক্ষরিত ও সত্যায়িত

BROWSE TIE UP PRIVATE LIMITED
R.K. Ghosh Director
 Authorized Signatory

BROWSE TIE UP PRIVATE LIMITED
~~*Sukhanyasha Nath Saha*~~ Director

NAME & SIGNATURE OF THE VENDOR/S. :














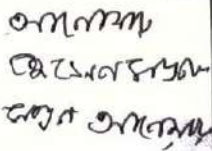




















LEGEND : 10.2857 DECIMAL UNDIVIDED SHARE OF PEYARA BAGAN LAND OUT
 OF 72 DECIMAL OF R.S./L.R. DAG NO.- 44.

SHOWN THUS :



Office of the Addl. Dist. Sub-Registrar
Baruipur, South 24 Parganas
31 JUL 2017

SPECIMEN FORM TEN FINGER PRINTS

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



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Baruipur, South 24 Parganas

31 JUL 2011





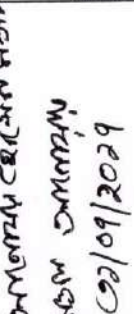


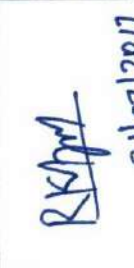
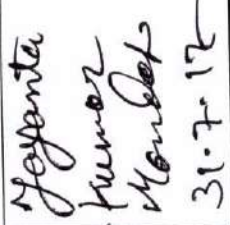
Government of West Bengal

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

OFFICE OF THE A.D.S.R. BARUIPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16110001064629/2017

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	Anowar Hossain Mondal Alias Anowar Mondal Village Hariharpur, Kayasthapara, P.O:- Mallickpore, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller			 ANOWAR HOSSAIN MONDAL 31/07/2017
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Rajesh Kr Agarwal 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Represent ative of Buyer [Browse Tie -Up Private Limited]			 Rajesh Kr Agarwal 31/07/2017
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Jayanta Kumar Mondal Son of Mr Kalipada Mondal Village Baruli, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Anowar Hossain Mondal, Rajesh Kr Agarwal		 Jayanta Kumar Mondal 31.7.17	

(Shakil Kamran Siddiqui)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BARUIPUR



[Signature]
Addl. District Sub-Registrar
Baruipur, South 24 Parganas

31 JUL 2017

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJESH KUMAR AGARWAL
OMPRAKASH AGARWAL

23/03/1973
Permanent Account Number
AJTPA6335Q

Signature

02062007

RKAgar

भारत सरकार
भारत सरकार
भारत सरकार

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ANS0255075

নির্বাচকের নাম : রাজেশ কুমার আগারওয়াল
Elector's Name : Rajesh Kumar Agarwal

পিতার নাম : ওম প্রকাশ আগারওয়াল
Father's Name : Om Prakash Agarwal

লিঙ্গ / Sex : পুরু / M
জন্ম তারিখ : 23/03/1973
Date of Birth

ANS0255075

ঠিকানা:
53 নেতাজী সুভাষ এভিনিউ ওয়ার্ড -4 শ্রীরামপুর
শ্রীরামপুর হুগলী 712201

Address:
53 NETAJI SUBHAS AVENUEWORD -4
SERAMPURE SERAMPURE HOOGLHY
712201

Date: 28/02/2009
186-শ্রীরামপুর নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
186-Sreerampur Constituency

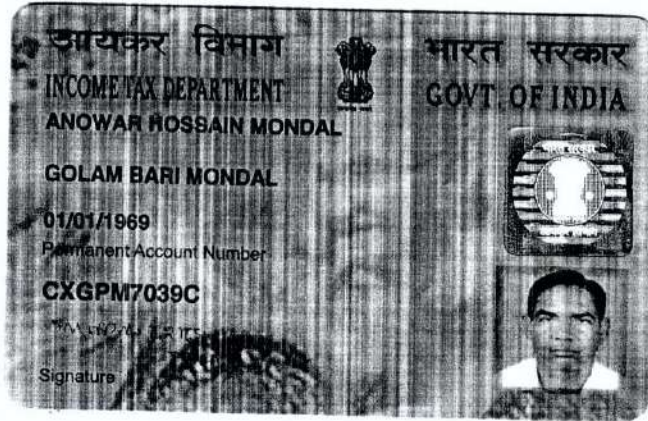
ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
তোলার ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

033/0743

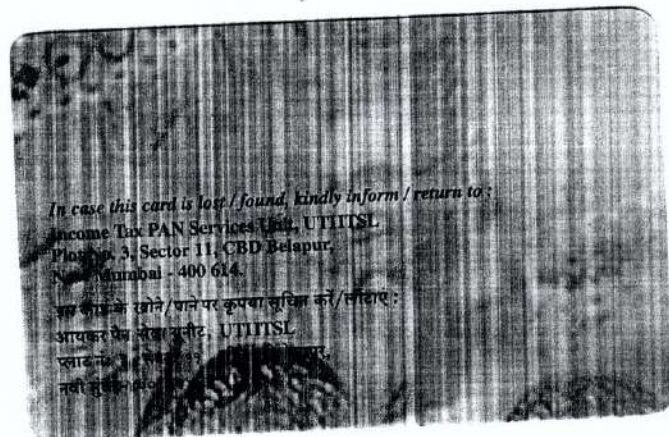


Addl. District Sub-Registrar
Baruipur, South 24 Parganas

31 JUL 2017



मि. अ. मो. ०१/०१/१९६९
०१/०१/१९६९ मि. अ. मो.





Addl. District Sub-Registrar
Baruipara, South 24 Parganas

31 JUL 2017



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1040/21055/74324

মুদ্রিত নম্বর
নম্বর ১০৪০/২১০৫৫/৭৪৩২৪

To
আনোয়ার হোসেন মন্ডল
Anowar Hossain Mondal
Hariharpur
Mallickpore
Baruipur South 24 Parganas
West Bengal 700145

27/09/2014
183128062



ML831280625FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5099 2625 5196

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



আনোয়ার হোসেন মন্ডল
Anowar Hossain Mondal
পিতা : গোলাম কারী মন্ডল
Father : Golam Kari Mondal
জন্মতারিখ / DOB : 01/01/1969
পুরুষ / Male



5099 2625 5196

আধার - সাধারণ মানুষের অধিকার



A
Addl. District Sub-Registrar
Barulpur, South 24 Parganas

31 JUL 2011

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-004659881-1 Payment Mode Online Payment
GRN Date: 29/07/2017 16:17:07 Bank : State Bank of India
BRN : CKD1568549 BRN Date: 29/07/2017 16:17:48

DEPOSITOR'S DETAILS

Id No. : 16110001064629/1/2017

[Query No./Query Year]

Name : DUTTASOAM BHATTACHARYYA
Contact No. : Mobile No. : +91 9477929790
E-mail :
Address : ROOM NO.5A&B, 5TH FLOOR, 70,K.S.ROY ROAD, KOL-1
Applicant Name : Mr Duttasoam Bhattacharyya
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16110001064629/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	180020
2	16110001064629/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	36014

Total

216034

In Words : Rupees Two Lakh Sixteen Thousand Thirty Four only



J
Addl. District Sub-Registrar
Baruipur, South 24 Parganas

31 JUL 2017



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
KCT0676155



নির্বাচকের নাম : জয়ন্ত মন্ডল

Elector's Name : Jayanta Mandal

পিতার নাম : কৃষ্ণ মন্ডল

Father's Name : Krishna Mandal

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : XX / XX / 1972
Date of Birth

KCT0676155

ঠিকানা:

দক্ষিণ বারুলী, মন্ডল পাতা পোস্ট-দক্ষিণ গোবিন্দপুর
লাঙ্গলবেড়িয়া সোনারপুর দক্ষিণ 24 পরগণা 700145

Address:

Dakshin Baruli, Mondal
Para P.O.-Dakshin Gobindapur
Langalberiya Sonarpur South 24
Parganas 700145

Date: 26/07/2007

110-বিশ্বপুত্র পূর্ব (উপশিলী জাতি) নির্বাচন কেন্দ্রের
নির্বাচক নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
110-Bishnupur East (SC) Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় পুঁজাটর লিটে নাম
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
In the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

107/1057

110 BISHNUPUR EAST (SC) CONSTITUENCY
K. Mandal



J
Addl. District Sub-Registrar
Baruipur, South 24 Parganas

11 AUG 2014

BROAD TIE UP PRIVATE LIMITED

91A/1, Park Street, Ground Floor, Kolkata - 700016,
CIN U51909WB2011PTC166124

"RESOLVED FURTHER THAT the certified true copy of the above resolutions, containing the specimen signature of **Shri Subhrangshu Nath Sarkar** (duly attested by Shri Surajit Dey (DIN - 06850135), Director, if required, be submitted to any concerned authority and/or person and that the above resolution shall remain valid unless duly rescinded/modified by the Board to the said effect

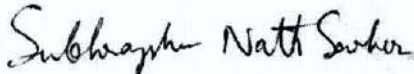
Certified True Copy

For, **Broad Tie Up Private Limited**



Sujit Ghosh
(DIN - 06857220)
Director

Signature of Subhrangshu Nath Sarkar





Signature of Subhrangshu Nath Sarkar attested by Surajit Dey, Director (DIN - 06850135)



A
Addl. District Sub-Registrar
Baruipur, South 24 Parganas

11 AUG 2017

BROAD TIE UP PRIVATE LIMITED

91A/1, Park Street, Ground Floor, Kolkata - 700016,
CIN U51909WB2011PTC166124

=====

EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/S BROAD TIE UP PRIVATE LIMITED HELD ON MONDAY, THE 24TH DAY OF JULY, 2017 AT ITS REGISTERED OFFICE SITUATED AT 91A/1, PARK STREET, GROUND FLOOR, KOLKATA - 700016 FROM 02.15 P.M. TILL 03.15 P.M.

=====

Authorization Power Being Delegated to Mr. Subhrangshu Nath Sarkar Authorized Representative of the company for Executing Deed of Conveyance for registration and other ancillary documents on behalf of this company.:

Resolved that the Company intends to purchase peyara bagan (orchard) land measuring 10.2857 (ten point two eight five seven) Decimal [equivalent to 6.2338 (six point two three three eight) Cottah], more or less, out of 72 (seventy two) Decimal, being a portion of R.S./L.R. Dag No. 44, recorded in L.R. Khatian No. 343, lying & situated at *Mouza Hariharpur, J.L. No. 11, Police Station Baruipur, within the limits of Hariharpur Gram Panchayat, District South 24 Parganas from Rasida Bibi alias Rasida Khan alias Khan Rasida, wife of Samsur Ali Khan alias Samsur and daughter of Late Golam Bari Mondal alias Golambari, residing at Khan Para Road, Rajpur Sonarpur, Malancha Mahinagar, Post Office Malancha Mahinagar, Kolkata - 700145, Police Station Sonarpur, District South 24 Parganas.*

Further Resolved that Mr. Subhrangshu Nath Sarkar Authorized Representative of the Company, son of Late Bhupatish Nath Sarkar, working for gain at 99A, Park Street, Police Station: Park Street, Kolkata - 700016, is hereby authorized and empowered by the Board of Directors to execute the Deed of Conveyance for registration and other ancillary documents on behalf of this company. Acts and deeds done by him under this authorization would be treated as act and deeds of this Company.



J
Addl. District Sub-Registrar
Baruipur, South 24 Parganas

11 AUG 2017

Major Information of the Deed

Deed No :	I-1611-05978/2017	Date of Registration	11/08/2017
Query No / Year	1611-0001064629/2017	Office where deed is registered	
Query Date	22/07/2017 2:18:20 AM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Duttasoam Bhattacharyya 7C, K.S. Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9477929790, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 36,00,000/-	Rs. 36,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,80,030/- (Article:23)	Rs. 36,014/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Hariharpur

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-44	RS-343	Bastu	Peyara Bagan	10.2857 Dec	36,00,000/-	36,00,000/-	
Grand Total :					10.2857Dec	36,00,000 /-	36,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Anowar Hossain Mondal, (Alias: Anowar Mondal) (Presentant) Son of Late Golam Bari Mondal Village Hariharpur, Kayasthapara, P.O:- Mallickpore, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: CXGPM7039C, Status :Individual, Executed by: Self, Date of Execution: 31/07/2017 , Admitted by: Self, Date of Admission: 31/07/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/07/2017 , Admitted by: Self, Date of Admission: 31/07/2017 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Browse Tie -Up Private Limited Ground Floor, 91A/1, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAECB6459P, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Rajesh Kr Agarwal Son of Om Prakash Agarwal 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.:: AJTPA6335Q Status : Representative, Representative of : Browse Tie -Up Private Limited (as Authorized Signatory)

Identifier Details :

Name & address	
Mr Jayanta Kumar Mondal Son of Mr Kalipada Mondal Village Baruli, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Anowar Hossain Mondal, Rajesh Kr Agarwal	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Anowar Hossain Mondal	Browse Tie -Up Private Limited-10.2857 Dec

Endorsement For Deed Number : I - 161105978 / 2017**On 31-07-2017****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 17:35 hrs on 31-07-2017, at the Private residence by Anowar Hossain Mondal Alias Anowar Mondal,Executant.

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 36,00,000/-

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

Execution is admitted on 31/07/2017 by Anowar Hossain Mondal, Alias Anowar Mondal, Son of Late Golam Bari Mondal, Village Hariharpur, Kayasthapara, P.O: Mallickpore, Thana: Baruiapur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Cultivation

Indetified by Mr Jayanta Kumar Mondal, , , Son of Mr Kalipada Mondal, Village Baruli, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Service

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

Execution is admitted on 31-07-2017 by Rajesh Kr Agarwal, Authorized Signatory, Browse Tie -Up Private Limited (Private Limited Company), Ground Floor, 91A/1, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700016

Indetified by Mr Jayanta Kumar Mondal, , , Son of Mr Kalipada Mondal, Village Baruli, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Service

Shakil Kamran Siddiqui

Shakil Kamran Siddiqui
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

On 03-08-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 36,014/- (A(1) = Rs 36,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 36,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/07/2017 4:17PM with Govt. Ref. No: 192017180046598811 on 29-07-2017, Amount Rs: 36,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKD1568549 on 29-07-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,80,020/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 1,80,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 366773, Amount: Rs.10/-, Date of Purchase: 30/06/2017, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/07/2017 4:17PM with Govt. Ref. No: 192017180046598811 on 29-07-2017, Amount Rs: 1,80,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKD1568549 on 29-07-2017, Head of Account 0030-02-103-003-02

Shakil Kamran Siddiqui

Shakil Kamran Siddiqui
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

On 11-08-2017

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.

Shakil Kamran Siddiqui

Shakil Kamran Siddiqui
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

1. The first part of the document...

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30. The thirtieth part of the document...

is a detailed description of the...

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2017, Page from 99458 to 99481

being No 161105978 for the year 2017.



Shakil Kamran Siddiqui

Digitally signed by SHAKIL KAMRAN
SIDDIQI
Date: 2017.08.18 11:48:42 +05:30
Reason: Digital Signing of Deed.

(Shakil Kamran Siddiqui) 18/08/2017 11:48:42
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
West Bengal.

(This document is digitally signed.)

18/08/2017 Query No:-16110001064629 / 2017 Deed No :I - 161105978 / 2017, Document is digitally signed.

01 001

Received of the Treasurer of the University of California
the sum of \$100.00



For the sum of \$100.00
paid to the Treasurer of the University of California

Witness my hand and the seal of the University of California
this 10th day of May, 1950

Chancellor of the University of California

University of California, Berkeley, California

Dated this 31st day of July, 2017

Between

**Anowar Hossain Mondal *alias* Anower Hossain Mondal *alias* Anowar Mondal
alias Mondal Anowar
... Vendor**

And

**Browse Tie-Up Private Limited
... Purchaser**

CONVEYANCE

**10.2857 (ten point two eight five seven) decimal
Portion of R.S./L.R. Dag No. 44
Mouza Hariharpur
Police Station Baruipur
District South 24 Parganas**

Saha & Ray

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