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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

13AA 582811

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

Sub-Registrar
Baruipur, South 24 Parganas

08 JAN 2013

CONVEYANCE

1. Date: 12 Dec 2012

2. Place: Kolkata

3. Parties:

3.1 Ila Manna, wife of Late Kashi Prasad Manna, residing at Village Paschim Salipur, Post Office Baruipur, Police Station Baruipur, District South 24 Parganas

Ila Manna. S.Sankar. BManna.
 Manna. M. Mandal. Shamma
 BManna. Manna. BManna

Sl. No. 49823 DATE 21 NOV 2012

NAME

ADD.

AMT.

20/2



- Shrinha Brata Barui.



v c I K
5143

- BROWSE MERCHANTS PRIVATE LIMITED

Shrinha Brata Barui

AUTHORIZED SIGNATORY



v c I K
5144

- Anu Mann...



v c I K
5145

- Partha Paschim Manna.



v c I K
5146

- Jyoti Prasad Manna.

Anindyaallanna

S/O - Rama Prasad Manna
Mahinagar Khan Para Road.
P.O - Malancha Mahinagar
P.S - Senarpur Kol-700145
Business

Bhosh

MOUSHMI GHOSH
LICENCED REGISTERAR
KOLKATA REGISTRATION OFFICE



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- 3.2 **Partha Pratim Manna**, son of Late Kashi Prasad Manna, residing at Village Paschim Salipur, Post Office Baruipur, Police Station Baruipur, District South 24 Parganas
- 3.3 **Palash Prasun Manna**, son of Late Kashi Prasad Manna, residing at Village Paschim Salipur, Post Office Baruipur, Police Station Baruipur, District South 24 Parganas
- 3.4 **Gouri Prasad Manna**, son of Late Satish Chandra Manna, residing at Village Mahinagar, Khanpara, Post Office Malancha, Police Station Sonarpur, District South 24 Parganas
- 3.5 **Mridula Manna**, wife of Late Debi Prasad Manna, residing at Village Baikunthapur, Post Office Dakshin Gobindapur, Police Station Baruipur, District South 24 Parganas
- 3.6 **Sarbani Sarkar**, daughter of Late Debi Prasad Manna and wife of Soumitra Sarkar, residing at Village Subuddhipur, Beltala, Post Office Baruipur, Police Station Baruipur, District South 24 Parganas
- 3.7 **Moumita Mondal**, daughter of Late Debi Prasad Manna and wife of Pulak Mondal, residing at Village Beraliya, Balrampurpara, Post Office Mallikpur, Police Station Sonarpur, District South 24 Parganas
- 3.8 **Rama Prasad Manna**, son of Late Satish Chandra Manna, residing at Village Mahinagar, Khanpara, Post Office Malancha, Police Station Sonarpur, District South 24 Parganas
- 3.9 **Shyamaprosad Manna**, son of Late Satish Chandra Manna, residing at 77A, Serpentine Lane, Kolkata-700014, Police Station Muchipara, District North 24 Parganas
- 3.10 **Rubani Manna**, wife of Uma Prasad Manna, residing at Village Baidyakhunipara, Gobindapur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas

(collectively **Vendors**, includes successors-in-interest)

And

- 3.11 **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, Dhruba Brata Basu, son of Late Deba Brata Basu, of 99A, Park Street, Police Station Park Street, Kolkata-700016
(**Purchaser**, includes successors-in-interest).

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

S. Sarkar.

M. Mondal

Manna. Basu

R. Manna.

S. Manna

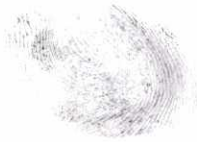
D. Basu

D. Basu



VC IV
5147

Moridula Manna.



VC IV
5148

- Sarbani Sarkar.



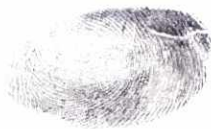
VC IV
5149

Moumita Mondal.



VC IV
5150

- Rama Prasad Manna



VC IV
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- Rubani Manna.



VC IV
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Shyamabrosco Manna

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NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**4. Subject Matter of Conveyance**

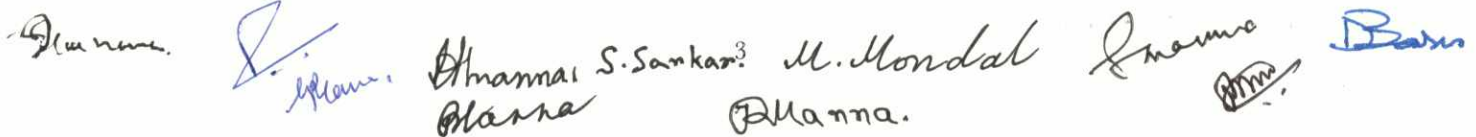
4.1 **Said Property:** (1) Land classified as *sali* (agricultural) measuring 3.6666 (three point six six six six) decimal, more or less [equivalent to 2.2221 (two point two two two one) *cottah*, more or less], out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 243, *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 **1st Schedule** below, the said R.S./L.R. *Dag* No. 16 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 3.6666 (three point six six six six) decimal, more or less [equivalent to 2.2221 (two point two two two one) *cottah*, more or less], out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 357, *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 **1st Schedule** below, the said R.S./L.R. *Dag* No. 16 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 2.75 (two point seven five) decimal, more or less [equivalent to 1.6666 (one point six six six six) *cottah*, more or less], out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 480, *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 **1st Schedule** below, the said R.S./L.R. *Dag* No. 16 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 11 (eleven) decimal, more or less [equivalent to 6.66 (six point six six) *cottah*, more or less], out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 897, *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 IV** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 16 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, more fully and collectively described in the **2nd 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 Purchaser regarding title:

5.1.1 **Ownership of First Property:** Kashi Prasad Manna was the recorded and absolute owner of the First Property, free from all encumbrances.

5.1.2 **Demise of Kashi Prasad Manna:** Kashi Prasad Manna, a Hindu governed by *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving his wife, Ila Manna (Vendor No. 3.1 hereinabove) and his 2 (two) sons, namely, Partha Pratim Manna (Vendor No. 3.2 hereinabove) and Palash Prasun Manna (Vendor No. 3.3



 Kashi Prasad Manna, Ila Manna, Partha Pratim Manna, Palash Prasun Manna



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Patas Prasen Manna



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hereinabove), as his legal heirs and heiress, who jointly and in equal shares inherited the right, title and interest of Late Kashi Prasad Manna in respect of the First Property, free from all encumbrances.

- 5.1.3 **Ownership of Second Property:** Gouri Prasad Manna (Vendor No. 3.4 hereinabove) is the recorded and absolute owner of the Second Property, free from all encumbrances.
- 5.1.4 **Ownership of Debi Prasad's Property:** Debi Prasad Manna was the recorded and absolute owner of land classified as *sali* (agricultural) measuring 3.6666 (three point six six six six) decimal, more or less [equivalent to 2.2221 (two point two two two one) *cottah*, more or less], out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 480, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruiipur, within the jurisdiction of HGP, Sub-Registration District Baruiipur, District South 24 Parganas (**Debi Prasad's Property**), free from all encumbrances.
- 5.1.5 **Demise of Debi Prasad Manna:** Debi Prasad Manna, a Hindu governed by *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him, surviving his wife Mridula Manna (Vendor No. 3.5 hereinabove) and his 3 (three) daughters, namely Kakali Halidar, Sarbani Sarkar (Vendor No. 3.6 hereinabove) and Moumita Mondal (Vendor No. 3.7 hereinabove), as his legal heiresses, who jointly and in equal shares inherited the right, title and interest of Late Debi Prasad Manna in respect of Debi Prasad's Property.
- 5.1.6 **Ownership of Third Property:** By virtue of the Hindu law of inheritance, Mridula Manna (Vendor No. 3.5 hereinabove), Sarbani Sarkar (Vendor No. 3.6 hereinabove) and Moumita Mondal (Vendor No. 3.7 hereinabove) became the absolute owners of the Third Property out of Debi Prasad's Property, free from all encumbrances.
- 5.1.7 **Ownership of Fourth Property:** Rama Prasad Manna (Vendor No. 3.8 hereinabove) is the recorded and absolute owner of the Fourth Property, free from all encumbrances.
- 5.1.8 **Sale to Vendor No. 3.9:** By Deed of Conveyance dated 3rd June, 1986, registered in the Office of Additional District Sub-Registrar, Baruiipur, 24 Parganas, in Book No. I, being Deed No.4213 for the year 2012, Rama Prasad Manna (Vendor No. 3.8 hereinabove) sold, conveyed and transferred land measuring 3.6666 (three point six six six six) decimal, more or less [equivalent to 2.2221 (two point two two two one) *cottah*, more or less], out of the Fourth Property to Shyamaprosad Manna (Vendor No. 3.9 hereinabove), free from all encumbrances and for the consideration mentioned therein.
- 5.1.9 **Gift to Vendor No. 3.10:** By Deed of Gift dated 11th January, 1984, registered in the Office of Additional District Sub-Registrar, Baruiipur, South 24 Parganas, in Book No. I, Volume No.62, at Pages 60 to 65, being Deed No.126 for the year 1984, Rama Prasad Manna (Vendor No. 3.8 hereinabove), out of his natural love and affection, gifted and transferred land measuring 3.6666 (three point six six six six) decimal, more or less [equivalent to 2.2221 (two point two two two one) *cottah*, more or less], out of the Fourth Property out of the Fourth Property to Rubani Manna (Vendor No. 3.10 hereinabove), free from all encumbrances. Thus, after sale to Shyamaprosad Manna (Vendor No. 3.9 hereinabove) and gift to Rubani Manna (Vendor No. 3.10

Shekhar

Manna. S. Sarkar. M. Mondal

Basu

R. Manna

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R. Manna.

S. Manna



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hereinabove) by Rama Prasad Manna (Vendor No. 3.8 hereinabove) the ownership of the Fourth Property is devolved as follows:

Sl. No.	Name of Owner	Share in Fourth Property (in decimal)
1	Rama Prasad Manna	3.6667
2	Shyamaprosad Manna	3.6667
3	Rubani Manna	3.6666

- 5.1.10 **Absolute Ownership of Vendors:** In the circumstances mentioned above, the Vendors have become the undisputed and absolute owners of the First Property, the Second Property, the Third Property and the Fourth Property, comprised in 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 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 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, *debuttar*, 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.

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Manna. S.Sankar.

M. Mondal

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Manna.

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- 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 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 hereby surrenders/releases such claims in favour of the Purchaser.

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 **2nd Schedule** below, being **(1)** the First Property, i.e. land classified as *sali* (agricultural) measuring 3.6666 (three point six six six six) decimal, more or less [equivalent to 2.2221 (two point two two two one) *cottah*, more or less], out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 243, *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 **1st Schedule** below, the said R.S./L.R. *Dag* No. 16 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 3.6666 (three point six six six six) decimal, more or less [equivalent to 2.2221 (two point two two two one) *cottah*, more or less], out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 357, *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 **1st Schedule** below, the said R.S./L.R. *Dag* No. 16 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 2.75 (two point seven five) decimal, more or less [equivalent to 1.6666 (one point six six six six) *cottah*, more or less], out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 480, *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 **1st Schedule** below, the said R.S./L.R. *Dag* No. 16 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **And (4)** the Fourth

Suman.



Pranav

Pranav

Pranav, Sasankar.

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M. Mondal

Pranav.

Suman



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Property, i.e. land classified as *sali* (agricultural) measuring 11 (eleven) decimal, more or less [equivalent to 6.66 (six point six six) *cottah*, more or less], out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 897, *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 IV** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 16 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.33,02,000/- (Rupees thirty three lac and two thousand) paid by the Purchaser 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, *debuttar*, 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.

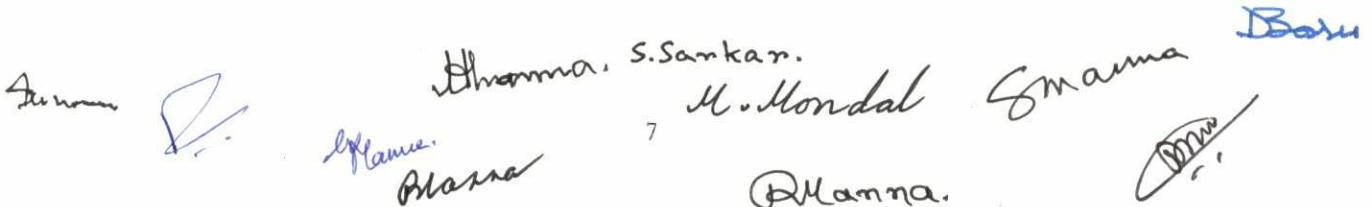
8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

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 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 Purchaser.


 The block contains several handwritten signatures in blue ink. From left to right, they include: a signature that appears to be 'S. Sankar', a signature that appears to be 'M. Mondal', a signature that appears to be 'S. Sankar', a signature that appears to be 'M. Mondal', a signature that appears to be 'S. Sankar', and a signature that appears to be 'M. Mondal'. There are also some other illegible signatures and initials scattered around.



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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 Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and its 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 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.
- 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:** The Vendors declare that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) 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 for causing mutation of the Said Property in the name of the Purchaser 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.

1st Schedule
Part I
(First Property)

Land classified as *sali* (agricultural) measuring 3.6666 (three point six six six six) decimal, more or less [equivalent to 2.2221 (two point two two two one) *cottah*, more or less], out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 243, *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 R.S./L.R. *Dag* No. 16 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. 17

Boru

S. S. S. S.

[Signature]

[Signature] S. Sankar.

[Signature] M. Mondal

[Signature] S. Sankar

[Signature] S. Sankar

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[Signature] S. Sankar

[Signature]



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- On the East** : By R.S./L.R. *Dag* No. 13
On the South : By R.S./L.R. *Dag* No. 15
On the West : By R.S./L.R. *Dag* No. 18

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

Part II
(**Second Property**)

Land classified as *sali* (agricultural) measuring 3.6666 (three point six six six six) decimal, more or less [equivalent to 2.2221 (two point two two two one) *cottah*, more or less], out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 357, *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 R.S./L.R. *Dag* No. 16 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. 17
On the East : By R.S./L.R. *Dag* No. 13
On the South : By R.S./L.R. *Dag* No. 15
On the West : By R.S./L.R. *Dag* No. 18

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

Part III
(**Third Property**)

Land classified as *sali* (agricultural) measuring 2.75 (two point seven five) decimal, more or less [equivalent to 1.6666 (one point six six six six) *cottah*, more or less], out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 480, *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 R.S./L.R. *Dag* No. 16 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. 17
On the East : By R.S./L.R. *Dag* No. 13
On the South : By R.S./L.R. *Dag* No. 15
On the West : By R.S./L.R. *Dag* No. 18

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Addl. District Sub-Registrar
- South 24 Parganas

.12 DEC 2012

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

Part IV
(Fourth Property)

Land classified as *sali* (agricultural) measuring 11 (eleven) decimal, more or less [equivalent to 6.66 (six point six six) *cottah*, more or less], out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 897, *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 R.S./L.R. *Dag* No. 16 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. 17

On the East : By R.S./L.R. *Dag* No. 13

On the South : By R.S./L.R. *Dag* No. 15

On the West : By R.S./L.R. *Dag* No. 18

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

2nd Schedule
(Said Property)
[Subject matter of Sale]

Land classified as *sali* (agricultural) measuring 3.6666 (three point six six six six) decimal, more or less [equivalent to 2.2221 (two point two two two one) *cottah*, more or less], out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 243, *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 **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 3.6666 (three point six six six six) decimal, more or less [equivalent to 2.2221 (two point two two two one) *cottah*, more or less], out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 357, *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 **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 2.75 (two point seven five) decimal, more or less [equivalent to 1.6666 (one point six six six six) *cottah*, more or less], out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 480, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the

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Bauripur, South 24 Parganas

12 DEC 2012

jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and described in **Part III** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 11 (eleven) decimal, more or less [equivalent to 6.66 (six point six six) *cottah*, more or less], out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 897, *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 **1st 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>	R.S./ 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	16	243	22	3.6666	Kashi Prasad Manna
Hariharpur	16	357	22	3.6666	Gouri Prasad Manna
Hariharpur	16	480	22	2.75	Debi Prasad Manna
Hariharpur	16	897	22	11.00	Rama Prasad Manna
Total				21.0832	

S. K. Manna

S. K. Manna

Hanna. S. Sankar.

H. Mondal

R. Manna.

R. Manna

S. Manna

S. Manna

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Addl. District Sub-Registrar
Bauripur, South 24 Parganas

12 DEC 2012

9. Execution and Delivery

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

Ila Manna

[Ila Manna]

Partha Pratim Manna

[Partha Pratim Manna]

Palash Prasad Manna

[Palash Prasad Manna]

Gouri Prasad Manna

[Gouri Prasad Manna]

Mridula Manna

[Mridula Manna]

Sarbani Sarkar

[Sarvani Sarkar]

Moumita Mondal

[Moumita Mondal]

Rama Prasad Manna

[Rama Prasad Manna]

Shyamaprosad Manna

[Shyamaprosad Manna]

Rubani Manna

[Rubani Manna]

[Vendors]

Browse Merchants Private Limited

[Browse Merchants Private Limited]

[Authorized Signatory]

[Purchaser]

Drafted by:

Witnesses:

Signature: Anindya Manna

Signature: Sagar Mondal

Name: Anindya Manna

Name: Sagar Mondal

Father's Name: Rama Prasad Manna

Father's Name: Krishna Pada Mondal





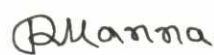



Address: Mahinagar Khenpara Rd
P.O - Malancha Mahinagar
P.S - Sonarpur KOL - 700145

Address: Vill - Baruti P.O Gobindapur
P.S - Sonarpur cat-145

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.33,02,000/- (Rupees thirty three lac and two thousand)** towards full and final payment of the Total Consideration for sale of the Said Property described in the **2nd Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	Favoring
By Pay Order Vide No.001921	01.12.2012	Axis Bank Ltd. Nimta Branch	1,00,000/-	Ila Manna
By Pay Order Vide No.366951	12.12.2012	Axis Bank Ltd. Nimta Branch	91,000/-	Ila Manna
By Pay Order Vide No.001922	01.12.2012	Axis Bank Ltd. Nimta Branch	1,00,000/-	Partha Pratim Manna
By Pay Order Vide No.366952	12.12.2012	Axis Bank Ltd. Nimta Branch	91,000/-	Partha Pratim Manna
By Pay Order Vide No.001923	01.12.2012	Axis Bank Ltd. Nimta Branch	1,00,000/-	Palash Prasun Manna
By Pay Order Vide No.366953	12.12.2012	Axis Bank Ltd. Nimta Branch	91,000/-	Palash Prasun Manna
By Pay Order Vide No.001924	01.12.2012	Axis Bank Ltd. Nimta Branch	3,00,000/-	Gouri Prasad Manna
By Pay Order Vide No.366954	12.12.2012	Axis Bank Ltd. Nimta Branch	2,75,000/-	Gouri Prasad Manna
By Pay Order Vide No.001926	01.12.2012	Axis Bank Ltd. Nimta Branch	75,000/-	Mridula Manna
By Pay Order Vide No.366956	12.12.2012	Axis Bank Ltd. Nimta Branch	68,000/-	Mridula Manna
By Pay Order Vide No.001927	01.12.2012	Axis Bank Ltd. Nimta Branch	75,000/-	Sarbani Sarkar
By Pay Order Vide No.366957	12.12.2012	Axis Bank Ltd. Nimta Branch	68,000/-	Sarbani Sarkar

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 M. Mondal
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Addl. District Sub-Registrar
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12 DEC 2012

By Pay Order Vide No.001928	01.12.2012	Axis Bank Ltd. Nimta Branch	75,000/-	Moumita Mondal
By Pay Order Vide No.366958	12.12.2012	Axis Bank Ltd. Nimta Branch	68,000/-	Moumita Mondal
By Pay Order Vide No.366959	12.12.2012	Axis Bank Ltd. Nimta Branch	5,75,000/-	Rama Prasad Manna
By Pay Order Vide No.366960	12.12.2012	Axis Bank Ltd. Nimta Branch	5,75,000/-	Shyamaprosad Manna
By Pay Order Vide No.366955	12.12.2012	Axis Bank Ltd. Nimta Branch	5,75,000/-	Rubani Manna
Total			33,02,000/-	

Ila Manna.

[Ila Manna]

Partha Pratim Manna.

[Partha Pratim Manna]

Palash Prasan Manna.

[Palash Prasan Manna]

Gouri Prasad Manna.

[Gouri Prasad Manna]

Mridula Manna.

[Mridula Manna]

Sarbanis Sarkar.

[Sarbanis Sarkar]

Moumita Mondal.

[Moumita Mondal]

Rama Prasad Manna.

[Rama Prasad Manna]

Shyamaprosad Manna.

[Shyamaprosad Manna]

Rubani Manna.

[Rubani Manna]

[Vendors]

Witnesses:

Signature Anindya Manna

Name: Anindya Manna

Signature Sopri Mondal



























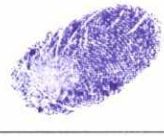


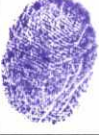

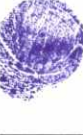

Name: Sopri Mondal



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

12 DEC 2012

SPECIMEN FORM TEN FINGER PRINTS


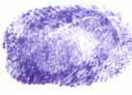



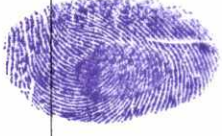
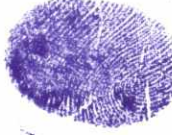
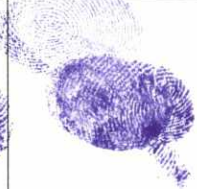









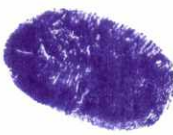
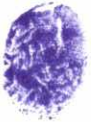

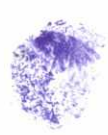












Sl. No.	Signature of the executants and/or purchaser Presentants										
	 <i>Abhina Brata Barm</i>										
		Little	Ring	Middle	Fore	Thumb					
											
		Thumb	Fore	Middle	Ring	Little					
	 <i>Sarbani Sankar</i>										
		Little	Ring	Middle	Fore	Thumb					
											
		Thumb	Fore	Middle	Ring	Little					
	 <i>Sarbani Sankar</i>										
		Little	Ring	Middle	Fore	Thumb					
											
		Thumb	Fore	Middle	Ring	Little					



Addl. District ~~Sub-Registrar~~
Bauripur, South 24 Parganas

12 DEC 2012

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Rubani Nanna.</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Mridula Mamma.</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Shyamabros Mamma</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little




























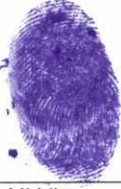

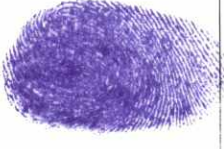










Addl. District Sub-Registrar
Bauripur, South 24 Parganas

12 DEC 2012

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			



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

12 DEC 2012

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 Pankaj Bachin Mance					
		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
	 Pawan Prasad Kamra					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

.12 DEC 2012



THE SITE PLAN OF L.R. PLOT NO. 16 IN L.R. KH. NOS
 243, 357, 480 & 897 AT MOUJA HARIHARPUR WITH J.L.
 NO. 11 UNDER P.S. BARUIPUR, DIST. 24 PGS. (S:).
 TOTAL AREA OF PLOT IS 22 DECIMAL.
 THE RED BRODERED AREA IS INDICATING THE
 PROPOSED AREA.
 SCALE : 1" (INCH) = 25' (FEET).

Devi K. Mani.
 Parvati Baskin Manna.
 Jami Prasad Manna.
 Masidula Manna.
 Sarbani Sankar.

Shruti Barata Baru
 Moumita Mordal.
 Rama Prasad Manna
 Rubani Manna.
 Shyamal Prasad Manna
 Palas Prasad Manna

L.R.
 PLOT NO.
 17

120'-0"

L.R. PLOT NO. 16 (22 DECIMAL)

L.R.
 PLOT NO.
 18

77'-0"

77'-0"

L.R.
 PLOT NO.
 13

123'-0"

L.R.
 PLOT NO.
 15
 (MAHAJAT PUR)

DRAWN BY.

Amal

SURVEYOR

Ashoke Maitya

Vill. Salepur, BaruiPUR, Kot-144



Addl. District ~~Sub-Registrar~~
Bauripur, South 24 Parganas

12 DEC 2012



Government Of West Bengal
Office Of the A.D.S.R. BARUIPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 00195 of 2013
(Serial No. 12973 of 2012)

On

Payment of Fees:

On 12/12/2012

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

Presented for registration at 22.00 hrs on :12/12/2012, at the Private residence by Dhruba Brata Basu ,Claimant.

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

Execution is admitted on 12/12/2012 by

1. Ila Manna, wife of Lt. Kashi Prasad Manna , Village:Paschim Salipur, Thana:-Baruipur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
2. Partha Pratim Manna, son of Lt. Kashi Prasad Manna , Village:Paschim Salipur, Thana:-Baruipur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
3. Palash Prasun Manna, son of Lt. Kashi Prasad Manna , Village:Paschim Salipur, Thana:-Baruipur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
4. Gouri Prasad Manna, son of Lt. Satish Ch. Manna , Village:Mahinagar Khanpara, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
5. Mridula Manna, wife of Lt. Debi Prasad Manna , Village:Baikunthapur, Thana:-Baruipur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
6. Sarbani Sarkar, wife of Soumitra Sarkar , Village:Subuddhipur, Thana:-Baruipur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
7. Moumita Mondal, wife of Pulak Mondal , Village:Beraliya Balarampur, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
8. Rama Prasad Manna, son of Lt. Satish Ch. Manna , Village:Mahinagar Khanpara, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
9. Shyamaprosad Manna, son of Lt. Satish Ch. Manna , 77a, Serpentine Lane, Thana:-Muchipara, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-14, By Caste Hindu, By Profession : Cultivation
10. Rubani Manna, wife of Uma Prasad Manna , Village:Baidyakhunipara, Thana:-Baruipur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
11. Dhruba Brata Basu
Authorized Signatory, Browse Merchants Pvt. Ltd., 99 A, Park Street, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-16.
, By Profession : Service

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

08/01/2013 12:04:00

EndorsementPage 1 of 2





Government Of West Bengal
Office Of the A.D.S.R. BARUIPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 00195 of 2013
(Serial No. 12973 of 2012)

Identified By Anindya Manna, son of Ramaprasad Manna, Village:Mahinagar Khan Para Road, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 18/12/2012

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.-33,02,000/-

Certified that the required stamp duty of this document is Rs.- 198130 /- and the Stamp duty paid as: Impresive Rs.- 20/-

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 08/01/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 08/01/2013

Amount by Draft

Rs. 36318/- is paid , by the draft number 751610, Draft Date 24/12/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 08/01/2013

(Under Article : A(1) = 36311/- ,E = 7/- on 08/01/2013)

Deficit stamp duty

Deficit stamp duty Rs. 198130/- is paid, by the draft number 751609, Draft Date 24/12/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 08/01/2013

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 3145 to 3169
being No 00195 for the year 2013.



(Panchali Munshi) 08-January-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BARUIPUR
West Bengal