

8090

KM/ 102

I - 7505/13

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

72AA 609139

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.

Asstt. District Sub-Registrar
Baruipur, South 24 Parganas

14 AUG 2013

CONVEYANCE

1. **Date:** 24th July 2013 *Goutam Manna*
2. **Place:** Kolkata *Sanatan Manna*
3. **Parties:** *Sukanti Manna*
श्रीमती सुकान्त मन्ना
3. **Goutam Manna**, son of Late Gopal Chandra Manna, residing at Village & Post Office Dakhin Gobindapur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas
श्रीमती सुकान्त मन्ना
Mallika Sur Roy
Goutam Manna *Sukanti Manna*
Sanatan Manna

71417

Anirban Bhattacharya



VC IV
3681

SAHA & RAY
Advocates
Chambers
3A/1 3rd Floor, Hastings Chambers
K. S. Roy Road

NAME: _____
ADD: _____
Re: _____

16 JUL 2013

SURANJAN MOUKERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

BROAD TIE UP PRIVATE LIMITED
Anirban Bhattacharya
Director



VC IV
368B

16 JUL 2013
16 JUL 2013

Gouram



VC IV
3684

Sonata Manna



VC IV
3685

Sulata Manna

Addl. District Sub-Registrar
Bauripur, South 24 Parganas

24 JUL 2013

Jayanta Kumar Das
D/O - Agobindpur P.O. Sonarpur cat-145

- 3.2 **Sanatan Manna**, son of Late Gopal Chandra Manna, residing at Village & Post Office Dakhin Gobindapur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas [**PAN AEGPM0111C**]
- 3.3 **Subrata Manna**, son of Late Gopal Chandra Manna, residing at Village & Post Office Dakhin Gobindapur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas [**PAN AUTPM8936A**]
- 3.4 **Manorama Manna alias Monarama Manna**, wife of Late Gopal Chandra Manna, residing at Village & Post Office Dakhin Gobindapur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas [**PAN BKFFPM6587A**]
- 3.5 **Mallika Sur Roy alias Mallick Manna**, wife of Satya Ranjan Sur Roy and daughter of Late Gopal Chandra Manna, residing at Village & Post Office Malancha, Mihn Nagar, Police Station Sonarpur, Kolkata-700145, District South 24 Parganas
- 3.6 **Kabita Pramanik**, wife of Ramprasad Pramanik and Late Gopal Chandra Manna, residing at Village & Post Office Dakhin Gobindapur, 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 Ground Floor, 91A/1, Park Street, Police Station Park Street, Kolkata-700016 [**PAN AAECB6602N**], represented by its authorized signatory, Anirban Bhattacharya, son of Giridhari Bhattacharya, of Ground Floor, 91A/1, Park Street, Police Station Park Street, Kolkata-700016 (**Purchaser**, includes successors-in-interest).

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *peyara bagan* (orchard) measuring 9.8 (nine point eight) decimal, more or less [equivalent to 5.929 (five point nine two nine) *cottah*, more or less], out of 42 (forty two) decimal, being a portion of R.S./L.R. *Dag* No. 31, recorded in L.R. *Khatian* Nos. 2038, 2039, 2040, 2041, 2042 and 2043, *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 the **Schedule** below, more fully described in the **Schedule** below and the said R.S./L.R. *Dag* No. 31 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**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.


Ramna


Anirban Bhattacharya

M S Roy





V C I I -
3688

শ্রী সত্য সুর সর্গ



V C I I -
3687

Mallika Sur Roy



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

24 JUL 2013

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Mother Property:** The Vendors are the joint and recorded owners of land classified as *peyara bagan* (orchard) measuring 14 (fourteen) decimal, more or less [equivalent to 8.47 (eight point four seven) *cottah*, more or less], out of 42 (forty two) decimal, being a portion of R.S./L.R. *Dag* No. 31, recorded in L.R. *Khatian* Nos. 2038, 2039, 2040, 2041, 2042 and 2043, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruiipur, within the jurisdiction of HGP, Sub-Registration District Baruiipur, District South 24 Parganas (collectively **Mother Property**), free from all encumbrances. The Said Property is a portion of the Mother Property and is also the subject matter of this conveyance.

5.1.2 **Absolute Ownership of Vendors:** In the circumstances mentioned above, the Vendors have become the undisputed and absolute owners of the Said Property out of the Mother Property, free from all encumbrances.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent, warrant and covenant regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the *Panchayet* Authority or Government or any Statutory Body.

5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

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,


Gaurang


M S Roy

M S Roy


Subhakar

Gaurang name
 Sanatan Debnath
 Subhakar Manna
 Mallika Sure Roy
 26/07/2026



V C F I

3686

স্বাক্ষরিত



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

24 JUL 2013

statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.

- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendors will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession and the Purchaser will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).
- 6.2 **Surrender 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 **Schedule** below, being, land classified as *peyara bagan* (orchard) measuring 9.8 (nine point eight) decimal, more or less [equivalent to 5.929 (five point nine two nine) *cottah*, more or less], out of 42 (forty two) decimal, being a portion of R.S./L.R. *Dag* No. 31, recorded in L.R. *Khatian* Nos. 2038, 2039, 2040, 2041, 2042 and 2043; *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 the **Schedule** below and the said R.S./L.R. *Dag* No. 31 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.21,00,000/- (Rupees twenty one lac) 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.

Ghanta
Dhanraj

A. S. Roy

M S Roy

20/10/24



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

24 JUL 2013

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:

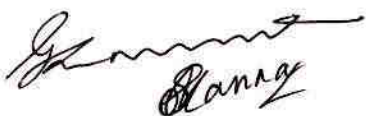
8.2.1 **Indemnification:** Indemnification by the Vendors about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors about the correctness of the Vendors' title, which if found defective or untrue 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.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding anything contained in


Ranag


A.C.

M S Roy



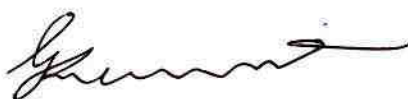


Addl. District Sub-Registrar
Bauripur, South 24 Parganas

24 JUL 2013

any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and everyone of the aforesaid rights.

- 8.6 **Indemnity:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining agricultural and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly asserting the title of the Said Property.



Shanay

A. G.

M S Roy





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

24 JUL 2013

**Schedule
(Said Property)**

Land classified as *peyara bagan* (orchard) measuring 9.8 (nine point eight) decimal, more or less [equivalent to 5.929 (five point nine two nine) *cottah*, more or less], out of 42 (forty two) decimal, being a portion of R.S./L.R. *Dag* No. 31, recorded in L.R. *Khatian* Nos. 2038, 2039, 2040, 2041, 2042 and 2043, *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. 31 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. 30
- On the East** : By R.S./L.R. *Dag* Nos. 15, 47 and 45/935
- On the South** : By R.S./L.R. *Dag* No. 44
- On the West** : By R.S./L.R. *Dag* Nos. 29 and 32

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	31	2038	42	1.4	Goutam Manna
Hariharpur	31	2039	42	1.4	Sanatan Manna
Hariharpur	31	2040	42	1.4	Subrata Manna
Hariharpur	31	2041	42	1.4	Monorama Manna
Hariharpur	31	2042	42	2.1	Mallika Sur Roy <i>alias</i> Mallick Manna
Hariharpur	31	2043	42	2.1	Kabita Pramanik
			Total	9.8	

Goutam

Manna

Manna

M S Roy

M S Roy



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

24 JUL 2013

9. Execution and Delivery

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

Goutam Manna → Sanatan Manna
[Goutam Manna] [Sanatan Manna]

Subrata Manna, শ্রীমতী সত্যব্রতী সন্ন্যাসী
[Subrata Manna] [Manorama Manna alias Monarama Manna]

Mallika Sur Roy কবিতা প্রমণিক
[Mallika Sur Roy alias Mallick Manna] [Kabita Pramanik]
[Vendors]

Read over and explained the contents of this document by me to Vendors in Bengali language, who after understanding the meaning and purport of this document, put his LTI/signature in my presence.

Signature Supakar Ghosh.

Broad Tie Up Private Limited

Anirban Bhattacharya
[Authorized Signatory]
[Purchaser]

Witnesses:

Signature: Chitankar Signature: Mondal

Name: Arhok Kumar Chitankar Name: Jayanta Mondal alias Bapi Mondal

Father's Name: late B. Chitankar Father's Name: Krishna Pada Mondal

Address: Will-Khasnallick Address: Village Baruli, Post Office Dakshin
P.O. Gobinda Pur. Gobindapur, Police Station Sonarpur
P.S. Barulipur. Kof-145. Kolkata-700144



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

24 JUL 2013

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.21,00,000/- (Rupees twenty one 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.)	Favoring
By Pay Order No.002514	20.07.2013	Axis Bank Ltd.	3,50,000/-	Goutam Manna
By Pay Order No.002513	20.07.2013	Axis Bank Ltd.	3,50,000/-	Sanatan Manna
By Pay Order No.002517	20.07.2013	Axis Bank Ltd.	3,50,000/-	Subrata Manna
By Pay Order No.002516	20.07.2013	Axis Bank Ltd.	3,50,000/-	Manorama Manna <i>alias</i> Monarama Manna
By Pay Order No.002518	20.07.2013	Axis Bank Ltd.	3,50,000/-	Mallika Sur Roy <i>alias</i> Mallick Manna
By Pay Order No.002515	20.07.2013	Axis Bank Ltd.	3,50,000/-	Kabita Pramanik
Total			21,00,000/-	

Goutam Manna Sanatan Manna
 [Goutam Manna] [Sanatan Manna]

Subrata Manna Manorama Manna *alias* Monarama Manna
 [Subrata Manna] [Manorama Manna *alias* Monarama Manna]

Mallika Sur Roy Kabita Pramanik
 [Mallika Sur Roy *alias* Mallick Manna] [Kabita Pramanik]
 [Vendors]

Witnesses:

Signature (Signature)

Signature (Signature)












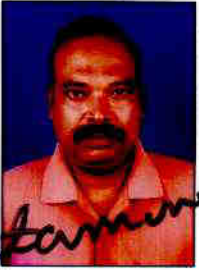





















Name: Ashok Kumar Chikapan Name: Jayanta Mondal *alias* Bapi Mondal



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

24 JUL 2013

SPECIMEN FORM TEN FINGER PRINTS





















Sl. No.	Signature of the executants and/or purchaser Presentants					
	<p>Anirban Bhattacharya</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p>Gouram Manna</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p>Sematan Manna</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



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

24 JUL 2013

SPECIMEN FORM TEN FINGER PRINTS





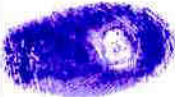
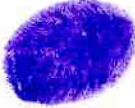

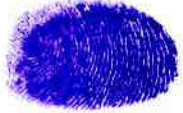
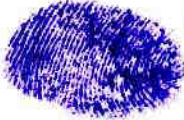




Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Subrata Manu.</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)		 Thumb	 Fore	 Middle
		(Right Hand)				
	 <i>Subrata Manu.</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)		 Thumb	 Fore	 Middle
		(Right Hand)				
	 <i>Malika Sure Roy</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)		 Thumb	 Fore	 Middle
		(Right Hand)				



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

24 JUL 2013

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



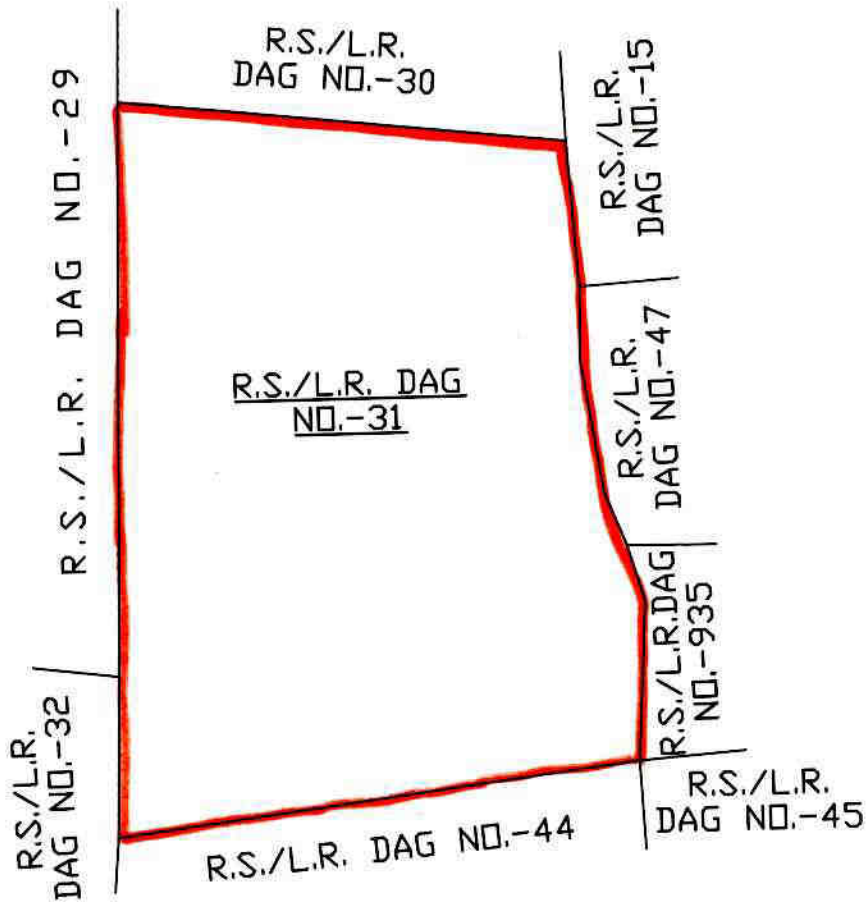
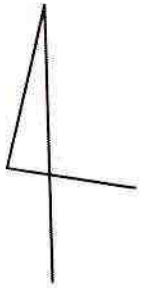
~~ADDL.~~ District Sub-Registrar
Bauripur, South 24 Parganas

24 JUL 2013

SITE PLAN OF R.S./L.R. DAG NO.- 31 L.R. KHATIAN NO.-2038, 2039, 2040; 2041, 2042 & 2043 MOUZA -HARIHARPUR J.L. NO.- 11, P.S.-BARUIPUR, UNDER HARIHARPUR GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.

TOTAL AREA OF DAG NO.31 - 42 DECIMAL

N



Garden name

Sanatan Manu
Sulata Manu

শ্রী সত্য সিন্ধু সর্বাঙ্গী

Broad Tie up Pvt. Ltd.

Shiban Bhattacharya
Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

Mollika Suro Roy

LEGEND : 9.8000 DECIMAL UNDIVIDED SHARE OF PEYARA BAGAN LAND OUT OF 42 DECIMAL OF R.S./L.R. DAG NO.- 31.

SHOWN THUS :



শ্রী সত্য সর্বাঙ্গী



~~1~~
Addl. District Sub-Registrar
Baupur, South 24 Parganas

24 JUL 2013



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

Endorsement For Deed Number : I - 07505 of 2013
(Serial No. 08090 of 2013 and Query No. 1611L000015734 of 2013)

On 24/07/2013

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

Presented for registration at 18.39 hrs on :24/07/2013, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 24/07/2013 by

1. Goutam Manna, son of Lt. Gopal Chandra Manna , Village:Dakshin Gobindapur, Thana:-Baruipur, P.O. :-Dakshin Gobindapur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Cultivation
2. Sanatan Manna, son of Lt. Gopal Chandra Manna , Village:Dakshin Gobindapur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Cultivation
3. Subrata Manna, son of Lt. Gopal Chandra Manna , Village:Dakshin Gobindapur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
4. Manorama Manna Alias Monarama Manna, wife of Lt. Gopal Chandra Manna , Village:Dakshin Gobindapur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : House wife
5. Mallika Sur Roy Alias Mallick Manna, wife of Satya Ranjan Sur Roy , Village:Malancha Mihn Nagar, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste Hindu, By Profession : House wife
6. Kabita Pramanik, wife of Ramprasad Pramanik , Village:Dakshin Gobindapur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : House wife
7. Anirban Bhattacharya
Authorized Signatory, Broad Tie Up Pvt. Ltd., 91 A/1 Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.
, By Profession : Business
Identified By Jayanta Kumar Mondal, son of . . , Village:Baruli, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Business.

On 31/07/2013

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.-21,00,000/-

Certified that the required stamp duty of this document is Rs.- 45010 /- and the Stamp duty paid as: Impresive Rs.- 10/-

On 14/08/2013

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

()
ADDITIONAL DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 07505 of 2013
(Serial No. 08090 of 2013 and Query No. 1611L000015734 of 2013)

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 Draft

Rs. 9896/- is paid , by the draft number 334585, Draft Date 01/08/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 14/08/2013

(Under Article : A(1) = 9889/- ,E = 7/- on 14/08/2013)

Deficit stamp duty

Deficit stamp duty Rs. 45010/- is paid , by the draft number 3234584, Draft Date 01/08/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 14/08/2013


(Debajyoti Bandopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 501
Page from 30 to 51
being No 07505 for the year 2013.



(Debajyoti Bandopadhyay) 20-November-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BARUIPUR
West Bengal