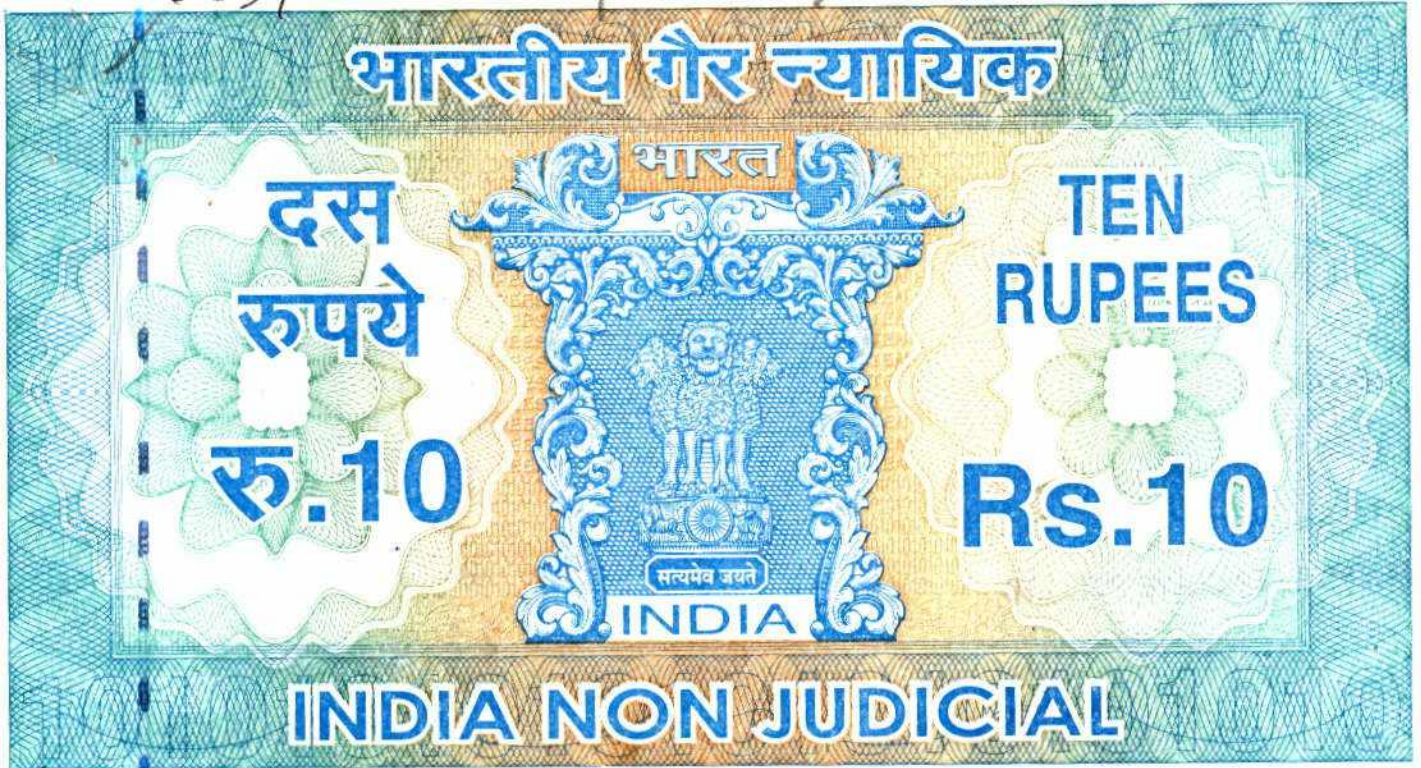


0397

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

69AA 776089

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.

Asst. District Collector
Bardhaman, West Bengal

13 JAN 2014

CONVEYANCE

1. Date: 8th January, 2014
2. Place: Kolkata
3. Parties:

[Handwritten signature]

L19 of Syadali Malik, L19 E of Jayeda Binti
on the part of Jakiu Ali Mallick the son of Jakiu Ali Mallick

114820

Indranath Ghosh

VC FI
69

NAME.....
ADD.....
Rs.....
23 SEP 2013
SURANJAN DEB
Licensed Agent
C. C. Court
2 & 3, K. S. New Road, Calcutta

SAHA & RAY
Advocates
Chambers
24, K. S. New Road

MAJESTIC CONCLAVE PVT. LTD.

Indranath Ghosh

Director
Authorised Signatory

23 SEP 2013
23 SEP 2013

VC II
70

LTI of Jiyadali Mallik in the
pen of (জিয়া আলি মল্লিক)
Jahid Ali Mallik



VC II
71

LTI of Sayeda Binti in the
pen of (সৈয়দা বিন্তি)

Jahid Ali Mallik
জিয়া আলি মল্লিক
জিয়া আলি মল্লিক
স্বাক্ষর [স্বাক্ষর] ২০১৩
তারিখ - ২৩ সেপ্টেম্বর
২০১৩

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Bauripur, South 24 Parganas

✓

8 JAN 2014

- 3.1 **Jiyadali Mallik**, son of Fayjaddin Mallik, residing at Village Baikunthapur, Post Office Dakhsin Gobindapur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas
- 3.2 **Jayeda Bibi** *alias* **Jayeda Mallik**, wife of Jiyadali Mallik, residing at Village Baikunthapur, Post Office Dakhsin Gobindapur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas
(collectively **Vendors**, includes successors-in-interest)

And

- 3.3 **Majestic Conclave 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 AAHCM4356P**], represented by its authorized signatory, **Indranath Ghosh**, son of Bijoy Ghosh of 99A, Park Street, Police Station Park Street, Kolkata 700016
(**Purchaser** includes successors-in-interest).

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property: (1)** Land classified as *sali* (agricultural) measuring 4.375 (four point three seven five) decimal [equivalent to 2.647 (two point six four seven) *cottah*], more or less, out of 25 (twenty five) decimal, being a portion of R.S./L.R. *Dag* No. 36, recorded in L.R. *Khatian* No. 2356, *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. 36 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 4.375 (four point three seven five) decimal [equivalent to 2.647 (two point six four seven) *cottah*], more or less, out of 25 (twenty five) decimal, being a portion of R.S./L.R. *Dag* No. 36, recorded in L.R. *Khatian* No. 2357, *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. 36 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Second Property**). The First Property and the Second Property, all are 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 Jiyadali's Property:** Jiyadali Mallik is the recorded and absolute owner of land classified as *sali* (agricultural) measuring 12.5 (twelve point five)



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decimal, more or less, out of 25 (twenty five) decimal, being a portion of R.S./L.R. *Dag* No. 36, recorded in L.R. *Khatian* No. 2356, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Jiyadali's Property**), free from all encumbrances.

- 5.1.2 **Ownership of First Property:** Pursuant to the above, Jiyadali Mallik (Vendor No.3.1 herein above) became the sole and absolute owner of the First Property, out of the Jiyadali's Property, comprised in the Said Property, free from all encumbrances.
- 5.1.3 **Ownership of Jayeda's Property:** Jayeda Bibi *alias* Jayeda Mallik is the recorded and absolute owner of land classified as *sali* (agricultural) measuring 12.5 (twelve point five) decimal, more or less, out of 25 (twenty five) decimal, being a portion of R.S./L.R. *Dag* No. 36, recorded in L.R. *Khatian* No. 2357, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Jayeda's Property**), free from all encumbrances.
- 5.1.4 **Ownership of Second Property:** Pursuant to the above, Jayeda Bibi *alias* Jayeda Mallik (Vendor No.3.2 herein above) became the sole and absolute owner of the Second Property, out of Jayeda's Property, comprised in the Said Property, free from all encumbrances.
- 5.1.5 **Absolute Ownership of Vendors:** In the above mentioned circumstances the Vendors have become the joint and absolute owners of the Said Property formed out of (1) the First Property comprised in Jiyadali's Property and (2) the Second Property comprised in Jayeda's 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.



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- 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, *waqf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendors will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession and the Purchaser will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).
- 6.2 **Surrender 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 4.375 (four point three seven five) decimal [equivalent to 2.647 (two point six four seven) *cottah*], more or less, out of 25 (twenty five) decimal, being a portion of R.S./L.R. *Dag* No. 36 recorded in L.R. *Khatian* No. 2356, *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 I** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 36 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 4.375 (four point three seven five) decimal [equivalent to 2.647 (two point six four seven) *cottah*], more or less, out of 25 (twenty five) decimal, being a portion of R.S./L.R. *Dag* No. 36, recorded in L.R. *Khatian* No. 2357, *Mouza*




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Hariharpur, J.L. No. 11, Police Station Baruiipur, within the jurisdiction of HGP, Sub-Registration District Baruiipur, District South 24 Parganas, more fully described in **Part II** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 36 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.8,05,000/- (Rupees eight lac and five 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, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

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

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** Indemnification by the Vendors about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the 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



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regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding anything contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and everyone of the aforesaid rights.
- 8.6 **Indemnity:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and 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



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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 4.375 (four point three seven five) decimal [equivalent to 2.647 (two point six four seven) *cottah*], more or less, out of 25 (twenty five) decimal, being a portion of R.S./L.R. *Dag* No. 36, recorded in L.R. *Khatian* No. 2356, *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. 36 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. 23
- On the East** : By R.S./ L.R. *Dag* No. 35
- On the South** : By R.S./L.R. *Dag* Nos. 34 and 37
- On the West** : By R.S./L.R. *Dag* Nos. 37 and 23

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 4.375 (four point three seven five) decimal [equivalent to 2.647 (two point six four seven) *cottah*], more or less, out of 25 (twenty five) decimal, being a portion of R.S./L.R. *Dag* No. 36, recorded in L.R. *Khatian* No. 2357, *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. 36 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. 23
- On the East** : By R.S./ L.R. *Dag* No. 35
- On the South** : By R.S./L.R. *Dag* Nos. 34 and 37
- On the West** : By R.S./L.R. *Dag* Nos. 37 and 23

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.



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

Land classified as *sali* (agricultural) measuring 4.375 (four point three seven five) decimal [equivalent to 2.647 (two point six four seven) *cottah*], more or less, out of 25 (twenty five) decimal, being a portion of R.S./L.R. *Dag* No. 36, recorded in L.R. *Khatian* No. 2356, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruiipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruiipur, District South 24 Parganas and described in **Part-I** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 4.375 (four point three seven five) decimal [equivalent to 2.647 (two point six four seven) *cottah*], more or less, out of 25 (twenty five) decimal, being a portion of R.S./L.R. *Dag* No. 36, recorded in L.R. *Khatian* No. 2357, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruiipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruiipur, District South 24 Parganas and described in **Part-II** of the **1st Schedule** above

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

The details of the Said Property are tabulated below:

<i>Mouza</i>	L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Total Area of <i>Dag</i> (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Harihar pur	36	2356	25	4.375	Jiyadali Mallik
Harihar pur	36	2357	25	4.375	Jayeda Bibi <i>alias</i> Jayeda Mallik
Total				8.75	

[Handwritten Signature]



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9. Execution and Delivery

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



[Jiyadali Mallik]

[Jayeda Bibi alias Jayeda Mallik]
[Vendors]

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

Signature: (জিয়াদালি মল্লিক) Jiyadali Mallik

Jadranath Ghosh

[Majestic Conclave Private Limited]
[Authorized Signatory]
[Purchaser]

Drafted by:

Saystanki Das
Advocate

Witnesses:

Signature: জিয়াদালি মল্লিক

Name: জিয়াদালি মল্লিক

Father's Name: জিয়াদালি মল্লিক

Address: ১৫১ - ১৫২ নং পল্লী
২০১১ - ২০১২ নং পল্লী
১০১১ নং পল্লী

Signature: Sapi Kundal

Name: Sapi Kundal

Father's Name: Keishno Poda Kundal

Address: Vill - ~~100~~ - Jeebindapur
P.S. Sonar Pur CD - 145




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Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 8,05,000/- (Rupees eight lac and five 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. 002892 (Part)	01.01.2014	Axis Bank Ltd.	4,02,500/-	Jiyadali Mallik
By Pay Order Vide No. 002894 (Part)	01.01.2014	Axis Bank Ltd.	4,02,500/-	Jayeda Bibi alias Jayeda Mallik
		Total	8,05,000/-	



[Jiyadali Mallik]



[Jayeda Bibi alias Jayeda Mallik]

[Vendors]

Witnesses:

Signature [Handwritten Signature]

Name: [Handwritten Name]

Signature [Handwritten Signature]


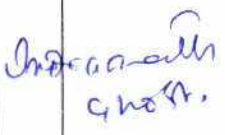


































Name: [Handwritten Name]




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Bauripur, South 24 Parganas

08 JAN 2014

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
LTI of Seyedali Malik in the per of Jakir Ali Malik	 					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
LTI of Joyeda Mim in the per of Jakir Ali Malik	 					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little

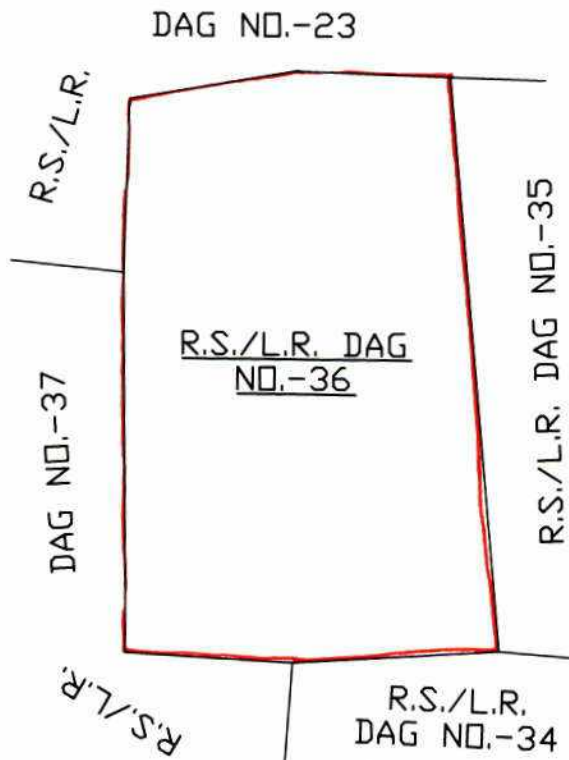
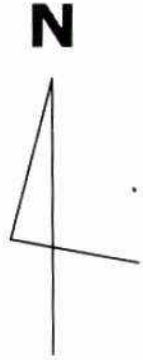


✓
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Bauripur, South 24 Parganas

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SITE PLAN OF R.S./L.R. DAG NO.- 36 L.R. KHATIAN NO.-2356 & 2357
MOUZA -HARIHARPUR J.L. NO.- 11, P.S.-BARUIPUR, UNDER
HARIHARPUR GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.

TOTAL AREA OF DAG NO.36 - 25 DECIMAL



L.I. of Jiyadali Malik
 on the per of (Signature)
 Jaki Ali Malik



L.I. of Jayeda Bismi
 on the per of (Signature)
 Jaki Ali Malik

NAME & SIGNATURE OF THE VENDOR/S.:

MAJESTIC CONCLAVE PVT. LTD.

(Signature)

Director
 (Signature)

SIGNATURE OF THE PURCHASER:

LEGEND: 8.7500 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 25
DECIMAL OF R.S./L.R. DAG NO.- 36.

SHOWN THUS:




Addl. District Sub-Registrar
Bauripur, South 24 Parganas

08 JAN 2014



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

Endorsement For Deed Number : I - 00361 of 2014
(Serial No. 00397 of 2014 and Query No. 1611L000024891 of 2013)

On 08/01/2014

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

Presented for registration at 19.26 hrs on :08/01/2014, at the Private residence by Indranath Ghosh, Claimant.

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

Execution is admitted on 08/01/2014 by

1. Jiyadali Mallick, son of Fayjaddin Mallick , Village:Dakshin Gobindapur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Others
2. Jayeda Bibi Alias Jayeda Mallick, wife of Jiyadali Mallick , Village:Dakshin Gobindapur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife
3. Indranath Ghosh
Authorized Signatory, Majestic Conclave Pvt. Ltd., 91 A/1, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, ,
, By Profession : Business
Identified By Jakir Ali Mallick, son of Jakir Ali Mallick, Village:Baikunthapur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Cultivation.

(Debajyoti Bandopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 13/01/2014

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

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

Payment of Fees:

Amount by Draft

Rs. 10501/- is paid , by the draft number 293368, Draft Date 10/01/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 13/01/2014

(Under Article : A(1) = 10494/- ,E = 7/- on 13/01/2014)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-9,54,546/-

Certified that the required stamp duty of this document is Rs.- 47737 /- and the Stamp duty paid as: Impressive Rs.- 10/-

(Debajyoti Bandopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 00361 of 2014
(Serial No. 00397 of 2014 and Query No. 1611L000024891 of 2013)

Deficit stamp duty

Deficit stamp duty Rs. 47747/- is paid , by the draft number 293367, Draft Date 10/01/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 13/01/2014

(Debajyoti Bandopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Debajyoti Bandopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 2 of 2



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 5272 to 5287
being No 00361 for the year 2014.



Handwritten signature

(Debajyoti Bandopadhyay) 15-January-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BARUIPUR
West Bengal