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KM/72 T-1925/13

Saha & Ray



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पश्चिम बंगाल WEST BENGAL

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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.

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

04 MAR 2013

CONVEYANCE

1. **Date:** 15th December, 2012

Maya Dey.

2. **Place:** Kolkata

Mujib Dey

3. **Parties:**

3.1 **Maya Dey**, wife Late Gopal Chandra Dey, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas

Date *Amulika*

Sulovata Chatterjee



VC II-
SR 36

BROAD TIE UP PRIVATE LIMITED
Sulovata Chatterjee
Director
Authorized Signatory

9/279

To.....
Address.....
Value.....

29 SEP 2012

L.S.V.
High Court A.S.



Arshad Sumar Mulla



VC II-
SR 37

MAJESTIC CONCLAVE PVT. LTD.
Arshad Sumar Mulla
Authorized Signatory



VC II-
SR 38

Mijibdy



VC II-
SR 39

Maya Dey



Arjit Dey
ARJIT DEY
S/O LT KRISHNADAS DEY
Harikarpur, P.O.-Nallickpur
Kot-145
Service

Addl. District Sub-Registrar
Burdipur, South 24 Parganas

15 DEC 2012

AVIJIT DEY

- 3.2 **Abhijit Dey**, son of Late Gopal Chandra Dey, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas

Avijit Dey

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

And

- 3.3 **Broad Tie Up Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 99A, Park Street, Police Station Park Street, Kolkata-700016 [**PAN AAECB6602N**], represented by its authorized signatory, Subrata Chakroborti, son of Satinath Chakroborty, of 99A, Park Street, Police Station Park Street, Kolkata-700016

- 3.4 **Majestic Conclave Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 131, Bakul Bagan Road, Police Station Bhowanipore, Kolkata-700025 [**PAN AAHCM4356P**], represented by its authorized signatory, Ashok Kumar Poddar, son of Ramnath Poddar, of 31D, Chakraberia Road (South), Police Station Bhowanipore, Kolkata-700025

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

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property: (1)** Land classified as *sali* (agricultural) measuring 1.4072 (one point four zero seven two) decimal, more or less, out of 19 (nineteen) decimal, being a portion of R.S./L.R. *Dag* No. 34, recorded in L.R. *Khatian* No. 493, *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. 34 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 1.6294 (one point six two nine four) decimal, more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 43, recorded in L.R. *Khatian* No. 493, *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. 43 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Second Property**) **And (3)** land classified as *sali* (agricultural) measuring 3.4812 (three point four eight one two) decimal, more or less, out of 47 (forty seven) decimal, being a portion of R.S./L.R. *Dag* No. 45, recorded in L.R. *Khatian* No. 493, *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. 45 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Third Property**) **And (4)** land classified as *sali* (agricultural) measuring 3.9256 (three point nine two five six) decimal, more or less, out of 53 (fifty three) decimal, being a portion of R.S./L.R. *Dag* No. 73, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District

done M. Dey.

A. Dey.

Avijit Dey



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South 24 Parganas, more fully described in **Part IV** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 73 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Fourth Property**) **And (5)** land classified as *sali* (agricultural) measuring 1.037 (one point zero three seven) decimal, more or less, out of 14 (fourteen) decimal, being a portion of R.S./L.R. *Dag* No. 85, recorded in L.R. *Khatian* No. 493, *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 V** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 85 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Fifth Property**) **And (6)** land classified as *sali* (agricultural) measuring 4.37 (four point three seven) decimal, more or less, out of 59 (fifty nine) decimal, being a portion of R.S./L.R. *Dag* No. 86, recorded in L.R. *Khatian* No. 493, *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 VI** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 86 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Sixth Property**). The First Property, the Second Property, the Third Property, the Fourth Property, the Fifth Property and the Sixth 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 Purchasers regarding title:

5.1.1 **Ownership of Mother Property:** Dharendra Nath Dey was the recorded owner of (1) land classified as *sali* (agricultural) measuring 6.3327 (six point three three two seven) decimal, more or less, out of 19 (nineteen) decimal, being a portion of R.S./L.R. *Dag* No. 34, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Dharendra's First Property**) **And (2)** land classified as *sali* (agricultural) measuring 7.3326 (seven point three three two six) decimal, more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 43, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Dharendra's Second Property**) **And (3)** land classified as *sali* (agricultural) measuring 15.6651 (fifteen point six six five one) decimal, more or less, out of 47 (forty seven) decimal, being a portion of R.S./L.R. *Dag* No. 45, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Dharendra's Third Property**) **And (4)** land classified as *sali* (agricultural) measuring 17.6649 (seventeen point six six four nine) decimal, more or less, out of 53 (fifty three) decimal, being a portion of R.S./L.R. *Dag* No. 73, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Dharendra's Fourth Property**) **And (5)** land classified as *sali* (agricultural) measuring 4.6662 (four point six six six two) decimal, more or less, out of 14 (fourteen) decimal, being a portion of R.S./L.R. *Dag* No. 85, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas

Done 3 M. Dey. A. Dey. *[Signature]*



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(Dhirendra's Fifth Property) And (6) land classified as *sali* (agricultural) measuring 19.6647 (nineteen point six six four seven) decimal, more or less, out of 59 (fifty nine) decimal, being a portion of R.S./L.R. *Dag* No. 86, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas **(Dhirendra's Sixth Property)**. Dhirendra's First Property, Dhirendra's Second Property, Dhirendra's Third Property, Dhirendra's Fourth Property, Dhirendra's Fifth Property and Dhirendra's Sixth Property (collectively **Mother Property**).

- 5.1.2 **Demise of Dhirendra Nath Dey:** Dhirendra Nath Dey, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving, his 2 (two) sons, namely, Gopal Chandra Dey and Krishnadas Dey, his only daughter, Bibhabati Basu, as his only legal heirs and heiress, who jointly and in equal shares inherited the right, title and interest of Late Dhirendra Nath Dey in the Mother Property. Thus, Gopal Chandra Dey inherited 1/3rd (one third) share in the Mother Property, free from all encumbrances.
- 5.1.3 **Demise of Gopal Chandra Dey:** Gopal Chandra Dey, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving, his wife, Maya Dey (Vendor No. 3.1 hereinabove) and his 2 (two) sons, namely, Abhijit Dey (Vendor No. 3.2 hereinabove) and Ranjit Dey, as his only legal heiress and heirs, who jointly and in equal shares inherited the right, title and interest of Late Dhirendra Nath Dey in the Mother Property, free from all encumbrances. The Said Property is the 2/3rd portion Gopal Chandra Dey's share in the Mother Property and also the subject matter of this conveyance.
- 5.1.4 **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, the Fourth Property, the Fifth Property and the Sixth 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 Purchasers.

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- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the 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, *debutters*, 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 Purchasers free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession and the Purchasers will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).
- 6.2 **Surrender of Rights by Pushpadant Infrastructure Limited:** Pushpadant Infrastructure Limited, having its registered office at Room No. 205, 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 Purchasers.

7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchasers the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **2nd Schedule** below, being **(1)** the First Property i.e. land classified as *sali* (agricultural) measuring 1.4072 (one point four zero seven two) decimal, more or less, out of 19 (nineteen) decimal, being a portion of R.S./L.R. *Dag* No. 34, recorded in L.R. *Khatian* No. 493, *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**

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M. Dey.

A. Dey.

[Signature]



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Schedule below, the said R.S./L.R. *Dag* No. 34 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 1.6294 (one point six two nine four) decimal, more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 43, recorded in L.R. *Khatian* No. 493, *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. 43 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **And (3)** the Third Property, i.e. land classified as *sali* (agricultural) measuring 3.4812 (three point four eight one two) decimal, more or less, out of 47 (forty seven) decimal, being a portion of R.S./L.R. *Dag* No. 45, recorded in L.R. *Khatian* No. 493, *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. 45 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **And (4)** the Fourth Property, i.e. land classified as *sali* (agricultural) measuring 3.9256 (three point nine two five six) decimal, more or less, out of 53 (fifty three) decimal, being a portion of R.S./L.R. *Dag* No. 73, recorded in L.R. *Khatian* No. 493, *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. 73 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **And (5)** the Fifth Property, i.e. land classified as *sali* (agricultural) measuring 1.037 (one point zero three seven) decimal, more or less, out of 14 (fourteen) decimal, being a portion of R.S./L.R. *Dag* No. 85, recorded in L.R. *Khatian* No. 493, *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 V** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 85 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **And (6)** the Sixth Property, i.e. land classified as *sali* (agricultural) measuring 4.37 (four point three seven) decimal, more or less, out of 59 (fifty nine) decimal, being a portion of R.S./L.R. *Dag* No. 86, recorded in L.R. *Khatian* No. 493, *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 VI** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 86 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.21,03,200/- (Rupees twenty one three thousand and two hundred) paid by the Purchasers to the Vendors, receipt of which the Vendors hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

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M. Dey. A. Dey.

M. Dey



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- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutter*s, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** Indemnification by the Vendors about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors about the correctness of the Vendors' title, which if found defective or untrue at any time, the Vendors shall, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify.
- 8.2.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property have been handed over by the Vendors to the Purchasers.
- 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 Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers and their successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.
- 8.6 **Indemnity:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and assigns by reason of any encumbrance on the Said Property.

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M. Dey. A. Dey.

M. Dey.



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- 8.7 **No Objection to Mutation:** The Vendors declare that the Purchasers' shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchasers as the constituted attorneys of the Vendors and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchasers in all respect for causing mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

1st Schedule
Part I
(First Property)

Land classified as *sali* (agricultural) measuring 1.4072 (one point four zero seven two) decimal, out of 19 (nineteen) decimal, being a portion of R.S./L.R. *Dag* No. 34, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas, the said *Dag* No. 34 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* Nos. 35 and 36
- On the East** : By R.S./L.R. *Dag* Nos. 32 and 33
- On the South** : By R.S./L.R. *Dag* No. 41
- On the West** : By R.S./L.R. *Dag* Nos. 37 and 38

Part II
(Second Property)

Land classified as *sali* (agricultural) measuring 1.6294 (one point six two nine four) decimal, more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 43, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas, the said *Dag* No. 43 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. 42
- On the East** : By R.S./L.R. *Dag* No. 44
- On the South** : By R.S./L.R. *Dag* Nos. 66 and 67.

Drawn by M. Dey. A. Dey.

Amalendu



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On the West : By R.S./L.R. *Dag* No. 40

Part III
(Third Property)

Land classified as *sali* (agricultural) measuring 3.4812 (three point four eight one two) decimal, more or less, out of 47 (forty seven) decimal, being a portion of R.S./L.R. *Dag* No. 45, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas, the said *Dag* No. 45 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. 46

On the East : By R.S./L.R. *Dag* No. 53

On the South : By R.S./L.R. *Dag* No. 54

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

Part IV
(Fourth Property)

Land classified as *sali* (agricultural) measuring 3.9256 (three point nine two five six) decimal, more or less, out of 53 (fifty three) decimal, being a portion of R.S./L.R. *Dag* No. 73, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas, the said *Dag* No. 73 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North : By R.S./L.R. *Dag* Nos. 39 and 40

On the East : By R.S./L.R. *Dag* No. 72

On the South : By R.S./L.R. *Dag* No. 75

On the West : By Road

Part V
(Fifth Property)

Land classified as *sali* (agricultural) measuring 1.037 (one point zero three seven) decimal, more or less, out of 14 (fourteen) decimal, being a portion of R.S./L.R. *Dag* No. 85, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas, the said *Dag* No. 85 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

Date⁹ M. Dey. A. Dey.

A. Dey



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Rauripur, South 24 Parganas

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- On the North** : By R.S./L.R. *Dag* No. 79
On the East : By R.S./L.R. *Dag* No. 86
On the South : By R.S./L.R. *Dag* No. 84
On the West : By Road

Part VI
(Sixth Property)

Land classified as *sali* (agricultural) measuring 4.37 (four point three seven) decimal, more or less, out of 59 (fifty nine) decimal, being a portion of R.S./L.R. *Dag* No. 86, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas, the said *Dag* No. 86 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.71
On the East : By R.S./L.R. *Dag* Nos.70 and 87
On the South : By portion of land belonging to *Mouza* Khas Mallick
On the West : By R.S./L.R. *Dag* Nos. 79 and 85

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

Land classified as *sali* (agricultural) measuring 1.4072 (one point four zero seven two) decimal, out of 19 (nineteen) decimal, being a portion of R.S./L.R. *Dag* No. 34, recorded in L.R. *Khatian* No. 493, *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 1.6294 (one point six two nine four) decimal, more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 43, recorded in L.R. *Khatian* No. 493, *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 3.4812 (three point four eight one two) decimal, more or less, out of 47 (forty seven) decimal, being a portion of R.S./L.R. *Dag* No. 45, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and described in **Part-III** of the **1st Schedule** above.

Date 10

M. Dey. A. Dey.

Amulendu



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15 DEC 2014

Land classified as *sali* (agricultural) measuring 3.9256 (three point nine two five six) decimal, more or less, out of 53 (fifty three) decimal, being a portion of R.S./L.R. *Dag* No. 73, recorded in L.R. *Khatian* No. 493, *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.

Land classified as *sali* (agricultural) measuring 1.037 (one point zero three seven) decimal, more or less, out of 14 (fourteen) decimal, being a portion of R.S./L.R. *Dag* No. 85, recorded in L.R. *Khatian* No. 493, *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-V** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 4.37 (four point three seven) decimal, more or less, out of 59 (fifty nine) decimal, being a portion of R.S./L.R. *Dag* No. 86, recorded in L.R. *Khatian* No. 493, *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-V** 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 Vendor 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
Hariharpur	34	493	19	1.4072	Dhirendra Nath Dey
Hariharpur	43	493	22	1.6294	Dhirendra Nath Dey
Hariharpur	45	493	47	3.4812	Dhirendra Nath Dey
Hariharpur	73	493	53	3.9256	Dhirendra Nath Dey
Hariharpur	85	493	14	1.037	Dhirendra Nath Dey
Hariharpur	86	493	59	4.37	Dhirendra Nath Dey
			Total	15.8504	

Date

11

M. Dey.

A. Dey.

Anubhava



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Addl. District Sub-Registrar
Bauripur, South 24 Parganas

15 DEC 2012

9. Execution and Delivery

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

Maya Dey

[Maya Dey]

[Vendors]

Abhijit Dey

[Abhijit Dey]

ABHIJIT DEY

BROAD TIE UP PRIVATE LIMITED

MAJESTIC CONCLAVE PVT. LTD,

Sulata Chatterjee
Director

[Broad Tie Up Private Limited]

[Authorized Signatory]

[Purchasers]

Ashutosh Kumar Mondal
Authorized Signatory

[Majestic Conclave Private Limited]

*Drafted by
J. Chowdhury
High court, Calcutta*

Witnesses:

Signature: *Abhijit Dey*

Signature: *Sapri Mondal*

Name: *ABHIJIT DEY*

Name: *Sapri Mondal*

Father's Name: *LT KRISHNADAR DEY*

Father's Name: *Krishna padamondal*

Address: *Haridaspur, P.O. Mallickpur*

Address: *VILL-SARUNI P.O.-gobindapur*

Ps - Baripada, Dist-145

Ps - Sonarpur Cal-145



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

15 DEC 2012

Receipt and Memo of Consideration

Received from the within named Purchasers the within mentioned sum of **Rs.21,03,200/- (Rupees twenty one lac three thousand and two hundred)** 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.)
By Pay Order vide No. 001972	14.12.2012	AXIS BANK LTD.	10,51,600/-
By Pay Order vide No. 001973	14.12.2012	AXIS BANK LTD.	10,51,600/-
		Total	21,03,200/-

Maya Dey.

[Maya Dey]

[Vendors]

Abhijit Dey

[Abhijit Dey]

ABHJIT DEY

Witnesses:

Signature Arjit Dey

Name: ARJIT DEY

Signature Bajir Kunder

Name: Bajir Kunder



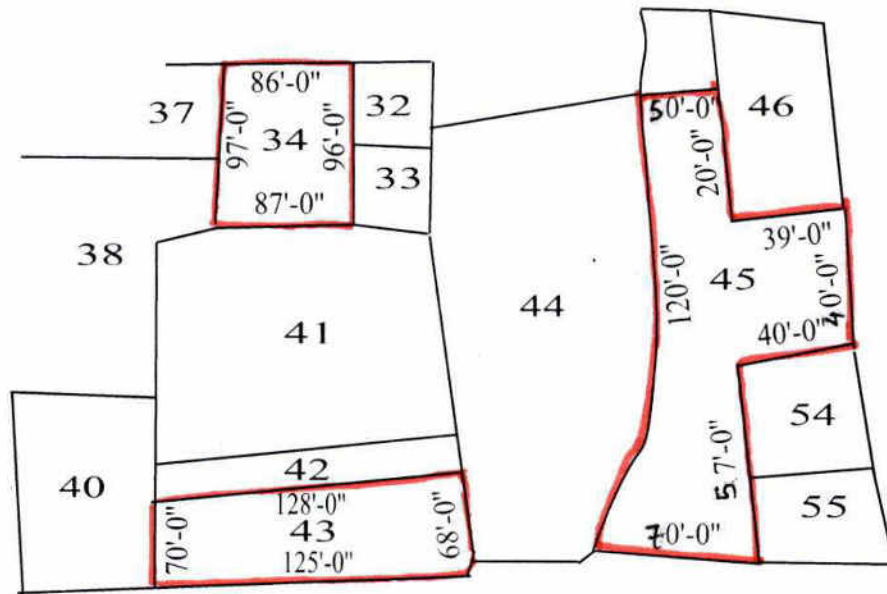
Addl. District Sub-Registrar
Bauripur, South 24 Parganas

15 DEC 2012

SITE PLAN

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

R.S. & L.R. DAG NO.	LAND AREA
34	19DEC
43	22DEC
45	47DEC



MAJESTIC CONCLAVE PVT. LTD.

Ashutosh Kumar Acharya
Authorized Signatory

~~MAJESTIC CONCLAVE PVT. LTD.~~
BROAD TIE UP PRIVATE LIMITED

Sulata Chatterjee

Authorized Signatory

Prayitna

Trace by

Goutam Saha

GOUTAM SAHA

E.B.S. NO- 52, BARUIPUR MUNICIPALITY
KACHARI BAZAR, KOLKATA-144
M.NO- 9051195202, 9432183987
9339758068, 9143011173

Maya Dey



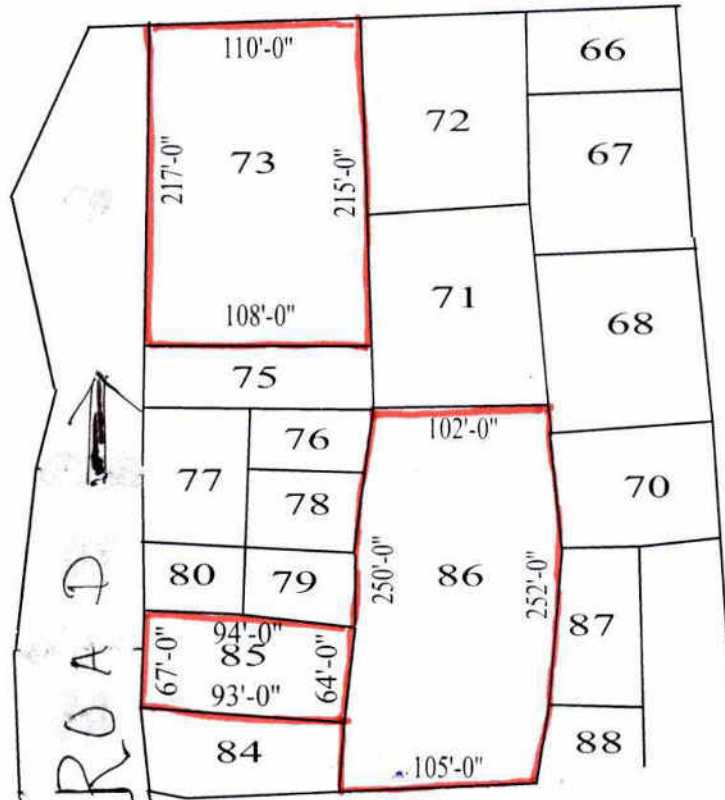
Addl. District ~~Sub~~-Registrar
Bauripur, South 24 Parganas

.1.5 DEC 2012

SITE PLAN

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

R.S. & L.R. DAG NO.	LAND AREA
73	53DEC
85	14DEC
86	59DEC



MAJESTIC CONCLAVE PVT. LTD.

Ashish Kumar Debbar
 Authorised Signatory

BROAD TIE UP PRIVATE LIMITED

Sudrata Ghosh
 Director
 Authorised Signatory

Trace by

Goutam Saha
GOUTAM SAHA
 L.B.S. NO- 52, BARUIPUR MUNICIPALITY
 KACHARI BAZAR, KOLKATA-144
 M.NO- 9051195202, 9432183987
 9339758068, 9143011173

Mijikdy

Maya Day




































Addl. District Sub-Registrar
Bauripur, South 24 Parganas

15 DEC 2012

SPECIMEN FORM TEN FINGER PRINTS

Sl. No. Signature of the executants and/or purchaser Presentants












 Subrata Chatterjee	 Little (Left Hand)	 Ring (Left Hand)	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb (Left Hand)
	 Thumb (Right Hand)	 Fore (Right Hand)	 Middle (Right Hand)	 Ring (Right Hand)	 Little (Right Hand)
 Ashutosh Kumar Mishra	 Little (Left Hand)	 Ring (Left Hand)	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb (Left Hand)
	 Thumb (Right Hand)	 Fore (Right Hand)	 Middle (Right Hand)	 Ring (Right Hand)	 Little (Right Hand)
 Anil Kumar	 Little (Left Hand)	 Ring (Left Hand)	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb (Left Hand)
	 Thumb (Right Hand)	 Fore (Right Hand)	 Middle (Right Hand)	 Ring (Right Hand)	 Little (Right Hand)



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

15 DEC 2012

SPECIMEN FORM TEN FINGER PRINTS

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



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

15 DEC 2012



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

Endorsement For Deed Number : I - 01925 of 2013
(Serial No. 00206 of 2013)

On 15/12/2012

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

Presented for registration at 21.20 hrs on :15/12/2012, at the Private residence by Subrata Chakraborti , one of the Claimants.

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

Execution is admitted on 15/12/2012 by

1. Avijit Dey, son of Lt. Gopal Ch. Dey , Village:Haripur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
2. Subrata Chakraborti
Authorized Signatory, Broad Tie Up Pvt. Ltd., 99a. Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-16.
, By Profession : Business
3. Ashok Kr. Poddar
Authorized Signatory, Majestic Conclave Pvt. Ltd., 31d, Chakraberia Road, Thana:Bhowanipur, District:-Kolkata, WEST BENGAL, India, Pin :-25.
, By Profession : Business
Identified By Arijit Dey, son of Lt. Krishna Das Dey, Village:Haripur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Service.

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 07/01/2013

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.-21,12,953/-

Certified that the required stamp duty of this document is Rs.- 105658 /- and the Stamp duty paid as Impresive Rs.- 20/-

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

Execution is admitted on 07/01/2013 by

1. Maya Dey, wife of Lt. Gopal Ch. Dey , Village:Haripur, Thana:-Baruipur, District: South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
Identified By Arijit Dey, son of Lt. Krishna Das Dey, Village:Haripur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Service

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 04/03/2013

(Panchali Munshi)
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 - 01925 of 2013
(Serial No. 00206 of 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 Draft

Rs. 23239/- is paid , by the draft number 752220, Draft Date 10/02/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 04/03/2013

(Under Article : A(1) = 23232/- ,E = 7/- on 04/03/2013)

Deficit stamp duty

Deficit stamp duty Rs. 105658/- is paid , by the draft number 752219, Draft Date 10/01/2013, Bank State Bank of India, DALHOUSIE SQUARE, received on 04/03/2013

(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 5
Page from 3440 to 3460
being No 01925 for the year 2013.



(Panchali Munshi) 06-March-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BARUIPUR
West Bengal