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Saha & Ray

# भारतीय गैर न्यायिक

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TEN  
RUPEES  
Rs.10

## INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

64AA 008806

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.

Dist. District Sub-Registrar  
Mallickpur, South 24 Parganas

08 APR 2013

### CONVEYANCE

1. Date: 1<sup>st</sup> March 2013

2. Place: Kolkata

3. Parties:

3.1 **Subhas Chandra Dey**, son Late Jeetendra Nath Dey, residing at Village Hariharpur, Dey Para, Post Office Mallickpur, Police Station Baruiপুর, Kolkata-700145, District South 24 Parganas.

*Karuna Kana Dey*  
*Dey.*

*P. or Rubi*

*J.M.*

*Subhas Chandra Dey*

*Dasaki*


*Sipam Dey*

*Arzbat*

SL. NO. 70613 DATE 05 FEB 2013  
NAME  
ADD  
AMT 10/-



Anirban Bhattacharya

 V C F I - 916

M Ghosh

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE

**BROWSE TIE UP PRIVATE LIMITED**  
Anirban Bhattacharya  
Director  
Authorised Signatory.

 V C F I - 917



Koruna Kana Das  
 V C F I - 918

Subhash Chandra Das

 V C F I - 919

Sanjib Kumar Das

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Baruriput, South 24 Parganas

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Bapi Kundu

- 3.2 **Sanjib Kumar Dey**, son of Jeetendra Nath Dey, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas
- 3.3 **Karuna Kana Dey**, wife of Late Kartick Chandra Dey, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas
- 3.4 **Ruby Dey alias Rubirani Dey nee Ghosh**, wife of Late Sameer Kumar Dey, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas
- 3.5 **Dipan Dey**, son of Late Sameer Kumar Dey, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas
- 3.6 **Prativa Ghosal nee Dey**, daughter of Jeetendra Nath Dey, residing at Village Hariharpur, Post Office Mallickpur via Malancha, Mahinagar, Police Station Baruipur, Kolkata-700145, District South 24 Parganas
- 3.7 **Bithika Basak nee Dey**, daughter of Jeetendra Nath Dey, residing at Village Paschim Kunderali, Mondal Para, Post Office Kunderali, Police Station Baruipur, Kolkata-743302, District South 24 Parganas
- 3.8 **Juthika Mitra nee Dey**, daughter of Jeetendra Nath Dey, residing at P 340, Vidyasagar Sarani, Post Office Barucha, Police Station Behala, Kolkata-700008, District South 24 Parganas

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

**And**

- 3.9 **Browse 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 AAECB6459P**], represented by its authorized signatory, Anirban Bhattacharya, son of Giridhar Bhattacharya, of 99A, Park Street, Police Station Park Street, Kolkata-700016

(**Purchaser**, includes successors-in-interest)


Vendors and Purchaser 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 1.0558 (one point zero five five eight) 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. 1352/1, *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 **1<sup>st</sup> 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*

 VC II-  
920  
Bilthika Basak

 VC IV  
921  
Prativa Ghosal.

 VC II-  
922  
Rubi zami de ghosh

 VC II-  
923  
Juthika Mitra.

 VC II-  
924  
Biramsey



Soyi Mondal  
Deprishno Pada Mondal  
Vill - Baruti P.O. Gobindapur  
P.O. Sonarpur - Calcutta  
Bismah

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(agricultural) measuring 1.2221 (one point two two two one) 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. 1352/1, *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 **1<sup>st</sup> 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 2.9442 (two point nine four four two) 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. 1352/1, *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 **1<sup>st</sup> 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 (**Third Property**) **And (4)** land classified as *sali* (agricultural) measuring 0.7777 (zero point seven seven seven 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. 1352/1, *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 **1<sup>st</sup> 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 (**Fourth Property**) **And (5)** land classified as *sali* (agricultural) measuring 3.2784 (three point two seven eight four) 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. 1352/1, *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 **1<sup>st</sup> 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 (**Fifth Property**). The First Property, the Second Property, the Third Property, the Fourth Property and the Fifth Property all are more fully and collectively described in the **2<sup>nd</sup> 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 Mother Property:** Jeetendra Nath Dey was the recorded owner of (1) land classified as *sali* (agricultural) measuring 6.3346 (six point three three four six) 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. 1352/1, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Jeetendra'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. 1352/1, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Jeetendra's Second Property**) **And (3)** 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. 1352/1, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur,



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within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas **Jeetendra's Third Property) And (4)** 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. 1352/1, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas **Jeetendra's Fourth Property) And (6)** land classified as *sali* (agricultural) measuring 19.6706 (nineteen point six seven zero six) 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. 1352/1, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas **Jeetendra's Fifth Property)**. Jeetendra's First Property, Jeetendra's Second Property, Jeetendra's Third Property, Jeetendra's Fourth Property and Jeetendra's Fifth Property (collectively **Mother Property**). The Said Property is a portion of the Mother Property and is the subject matter of this conveyance.

- 5.1.2 **Demise of Jeetendra Nath Dey:** Jeetendra Nath Dey, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving, his 4 (four) sons, namely, Subhas Chandra Dey, Sanjib Kumar Dey, Kartick Chandra Dey, Sameer Kumar Dey and his 3 (three) daughters, namely, Prativa Ghosal *nee* Dey, Bithika Basak *nee* Dey and Juthika Mitra *nee* Dey as his only legal heirs and heiresses, who, jointly and in equal shares inherited the right, title and interest of Late Jeetendra Nath Dey in the Mother Property, free from all encumbrances.
- 5.1.3 **Demise of Kartick Chandra Dey:** Kartick Chandra Dey, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving, his wife, Karuna Kana Dey as his only legal heiress, who, solely inherited the right, title and interest of Late Kartick Chandra Dey in the Mother Property, free from all encumbrances.
- 5.1.4 **Demise of Sameer Kumar Dey:** Sameer Kumar Dey, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving, his wife, Ruby Dey *alias* Rubirani Dey *nee* Ghosh and his son, Dipan Dey, as his only legal heir and heiress, who jointly and in equal shares inherited the right, title and interest of Late Sameer Kumar Dey in the Mother Property, free from all encumbrances.
- 5.1.5 **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 and the Fifth Property, comprised in 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.



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- 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, *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 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, 2<sup>nd</sup> 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.



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## 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 **2<sup>nd</sup> Schedule** below, being **(1)** the First Property, i.e. land classified as *sali* (agricultural) measuring 1.0558 (one point zero five five eight) 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. 1352/1, *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 **1<sup>st</sup> 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 1.2221 (one point two two two one) 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. 1352/1, *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 **1<sup>st</sup> 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 2.9442 (two point nine four four two) 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. 1352/1, *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 **1<sup>st</sup> 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 (4)** the Fourth Property, i.e. land classified as *sali* (agricultural) measuring 0.7777 (zero point seven seven seven 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. 1352/1, *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 **1<sup>st</sup> 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 (5)** the Fifth Property, i.e. land classified as *sali* (agricultural) measuring 3.2784 (three point two seven eight four) 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. 1352/1, *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 **1<sup>st</sup> 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.24,03,335/- (Rupees twenty four lac three thousand three hundred and thirty five) 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.



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**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, *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.

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 its successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.



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

**1<sup>st</sup> Schedule**  
**Part I**  
**(First Property)**

Land classified as *sali* (agricultural) measuring 1.0558 (one point zero five five eight) 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. 1352/1, *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. 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 1.2221 (one point two two two one) 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. 1352/1, *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. 43 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:



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

**Part III**  
**(Third Property)**

Land classified as *sali* (agricultural) measuring 2.9442 (two point nine four four two) 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. 1352/1, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Pam 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 IV**  
**(Fourth Property)**

Land classified as *sali* (agricultural) measuring 0.7777 (zero point seven seven seven 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. 1352/1, *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. 85 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. 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



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**Part V**  
**(Fifth Property)**

Land classified as *sali* (agricultural) measuring 3.2784 (three point two seven eight four) 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. 1352/1, *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

**2<sup>nd</sup> Schedule**  
**(Said Property)**  
**[Subject matter of Sale]**

Land classified as *sali* (agricultural) measuring 1.0558 (one point zero five five eight) 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. 1352/1, *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 **1<sup>st</sup> Schedule** above.

Land classified as *sali* (agricultural) measuring 1.2221 (one point two two two one) 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. 1352/1, *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 **1<sup>st</sup> Schedule** above.

Land classified as *sali* (agricultural) measuring 2.9442 (two point nine four four two) 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. 1352/1, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Pam Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and described in **Part III** of the **1<sup>st</sup> Schedule** above.

Land classified as *sali* (agricultural) measuring 0.7777 (zero point seven seven seven 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. 1352/1, *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 **1<sup>st</sup> Schedule** above.



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Land classified as *sali* (agricultural) measuring 3.2784 (three point two seven eight four) 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. 1352/1, *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 **1<sup>st</sup> 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.<br><i>Dag</i><br>No. | L.R.<br><i>Khatian</i><br>No. | Total<br>Area of<br><i>Dag</i> (in<br>decimal) | Total<br>Area sold<br>(in<br>decimal) | Name of the<br>Recorded<br>Owner |
|--------------|---------------------------|-------------------------------|--|---------------------------------------|----------------------------------|
| Hariharpur   | 34                        | 1352/1                        | 19   | 1.0558                                | Jeetendra Nath Dey               |
| Hariharpur   | 43                        | 1352/1                        | 22   | 1.2221                                | Jeetendra Nath Dey               |
| Hariharpur   | 73                        | 1352/1                        | 53   | 2.9442                                | Jeetendra Nath Dey               |
| Hariharpur   | 85                        | 1352/1                        | 14   | 0.7777                                | Jeetendra Nath Dey               |
| Hariharpur   | 86                        | 1352/1                        | 59   | 3.2784                                | Jeetendra Nath Dey               |
|              |                           |                               | <b>Total</b>                                   | <b>9.2782</b>                         |                                  |



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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.

Subhas Chandra Dey  
[Subhas Chandra Dey]

Sanjib Kumar Dey,  
[Sanjib Kumar Dey]

Karuna Kana Dey  
[Karuna Kana Dey]

Rubi Rani De Ghosh  
[Ruby Dey alias Rubirani Dey nee Ghosh]

Dipan Dey  
[Dipan Dey]

Prativa Ghosal  
[Prativa Ghosal nee Dey]

Bithika Basak  
[Bithika Basak nee Dey]

Juthika Mitra  
[Juthika Mitra nee Dey]

[Vendors]

**Browse Tie Up Private Limited**

Anirban Bhattacharya  
[Authorized Signatory]  
[Purchaser]

**Witnesses:**

Signature: Achinta Ghosal

Signature: Sapri Mondal

Name: Achinta Ghosal

Name: Sapri Mondal

Father's Name: Dr. Anandendu Ghosal

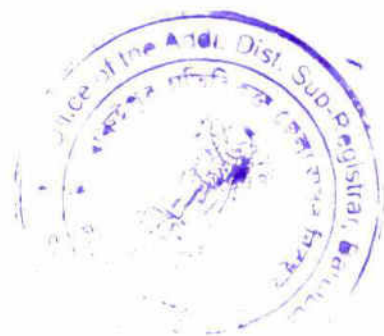
Father's Name: Krishno Pabekondol

Address: Vill & P.O - Mallikpur

Address: Vill - Baruti P.O Jobindapur

P.S. - Barcupur

P.S. - Sonarpur cat-145



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### Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.24,03,335/- (Rupees twenty four lac three thousand three hundred and thirty five)** towards full and final payment of the Total Consideration for sale of the Said Property described in the **2<sup>nd</sup> Schedule** above, in the following manner:

| Mode                         | Date     | Bank           | Amount (Rs.)       | Favouring   |
|------------------------------|----------|----------------|--------------------|---|
| By Pay Order vide No. 371833 | 01.03.13 | AXIS Bank Ltd. | 343333.33          | Subhas Chandra Dey                                  |
| By Pay Order vide No. 371834 | 01.03.13 | AXIS Bank Ltd. | 343333.33          | Sanjib Kumar Dey                                    |
| By Pay Order vide No. 371835 | 01.03.13 | AXIS Bank Ltd. | 343333.33          | Karuna Kana Dey                                     |
| By Pay Order vide No. 371836 | 01.03.13 | AXIS Bank Ltd. | 26,00.00.00        | Ruby Dey <i>alias</i> Rubirani Dey <i>nee</i> Ghosh |
| By Pay Order vide No. 371840 | 01.03.13 | AXIS Bank Ltd. | 83333.33           | Dipan Dey   |
| By Pay Order vide No. 371837 | 01.03.13 | AXIS Bank Ltd. | 343333.33          | Prativa Ghosal <i>nee</i> Dey                       |
| By Pay Order vide No. 371838 | 01.03.13 | AXIS Bank Ltd. | 343333.33          | Bithika Basak <i>nee</i> Dey                        |
| By Pay Order vide No. 371839 | 01.03.13 | AXIS Bank Ltd. | 343333.33          | Juthika Mitra <i>nee</i> Dey                        |
| <b>Total</b>                 |          |                | <b>24,03,335/-</b> |   |

*Subhas Chandra Dey*  
 \_\_\_\_\_  
 [Subhas Chandra Dey]

*Sanjib Kumar Dey*  
 \_\_\_\_\_  
 [Sanjib Kumar Dey]

*Karuna Kana Dey*  
 \_\_\_\_\_  
 [Karuna Kana Dey]

*Rubi Dey alias Rubirani Dey nee Ghosh*  
 \_\_\_\_\_  
 [Ruby Dey *alias* Rubirani Dey *nee* Ghosh]



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Dipan Dey

[Dipan Dey]

Prativa Ghosal

[Prativa Ghosal nee Dey]

Bithika Basak

[Bithika Basak nee Dey]

Juthika Mitra

[Juthika Mitra nee Dey]

[Vendors]

**Witnesses:**

Signature Achinta Ghosal

Name: Achinta Ghosal

Signature Bapi Kondol





















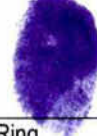












Name: Bapi Kondol



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Burdwan, South 24 Parganas

01 MAR 2013

## SPECIMEN FORM TEN FINGER PRINTS














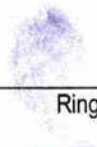



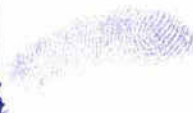















| Sl. No.   | Signature of the executants and/or purchaser Presentants |   |   |   |   |   |
|---|--|---|---|---|---|---|
|    | <p>Anil Kumar<br/>Bhattacharya</p>                       |    |    |    |    |    |
|   |  | Little  | Ring  | Middle<br>(Left Hand)   | Fore  | Thumb   |
|   |  |    |    |    |    |    |
|   |  | Thumb   | Fore  | Middle<br>(Right Hand)  | Ring  | Little  |
|   | <p>Pratima<br/>Ghosal</p>                                |   |   |   |   |   |
|   |  | Little  | Ring  | Middle<br>(Left Hand)   | Fore  | Thumb   |
|   |  |  |  |  |  |  |
|   |  | Thumb   | Fore  | Middle<br>(Right Hand)  | Ring  | Little  |
|  | <p>Baitika Basak</p>                                     |  |  |  |  |  |
|   |  | Little  | Ring  | Middle<br>(Left Hand)   | Fore  | Thumb   |
|   |  |  |  |  |  |  |
|   |  | Thumb   | Fore  | Middle<br>(Right Hand)  | Ring  | Little  |



Addl. District Sub-Registrar  
Baruipur, South 24 Parganas

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## SPECIMEN FORM TEN FINGER PRINTS

| Sl. No.   | Signature of the executants and/or purchaser Presentants |   |   |   |   |   |
|---|--|---|---|---|---|---|
|    | <p><i>Sanjit Kumar</i><br/><i>son</i></p>                |    |    |    |    |    |
|   |  | Little  | Ring  | Middle<br>(Left Hand)   | Fore  | Thumb   |
|   |  |    |    |    |    |    |
|   |  | Thumb   | Fore  | Middle<br>(Right Hand)  | Ring  | Little  |
|   | <p><i>Subhash Chandra</i><br/><i>son</i></p>             |  |  |   |   |   |
|   |  | Little  | Ring  | Middle<br>(Left Hand)   | Fore  | Thumb   |
|   |  |  |  |  |   |  |
|   |  | Thumb   | Fore  | Middle<br>(Right Hand)  | Ring  | Little  |
|  | <p><i>Karuna</i><br/><i>Kana</i><br/><i>Dey</i></p>      |  |  |  |  |  |
|   |  | Little  | Ring  | Middle<br>(Left Hand)   | Fore  | Thumb   |
|   |  |  |  |  |  |  |
|   |  | Thumb   | Fore  | Middle<br>(Right Hand)  | Ring  | Little  |















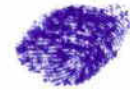










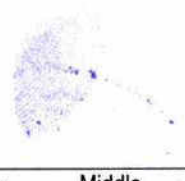









Andl. District Sub-Registrar  
Burdwan, South 24 Parganas

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## SPECIMEN FORM TEN FINGER PRINTS

| Sl. No.  | Signature of the executants and/or purchaser Presentants                                      |   |   |   |   |  |
|--|---|---|---|---|---|--|
| <br>Juthika<br>Mitra.       | <br>Little   | <br>Ring   | <br>Middle   | <br>Fore   | <br>Thumb    |  |
|  | (Left Hand)   |   |   |   |   |  |
|  | <br>Thumb    | <br>Fore   | <br>Middle   | <br>Ring   | <br>Little   |  |
|  | (Right Hand)  |   |   |   |   |  |
| <br>Dipan Roy              | <br>Little  | <br>Ring  | <br>Middle  | <br>Fore  | <br>Thumb   |  |
|  | (Left Hand)   |   |   |   |   |  |
|  | <br>Thumb  | <br>Fore | <br>Middle | <br>Ring | <br>Little |  |
|  | (Right Hand)  |   |   |   |   |  |
| <br>Rubi Sami<br>De Ghasn | <br>Little | <br>Ring | <br>Middle | <br>Fore | <br>Thumb  |  |
|  | (Left Hand)   |   |   |   |   |  |
|  | <br>Thumb  | <br>Fore | <br>Middle | <br>Ring | <br>Little |  |
|  | (Right Hand)  |   |   |   |   |  |



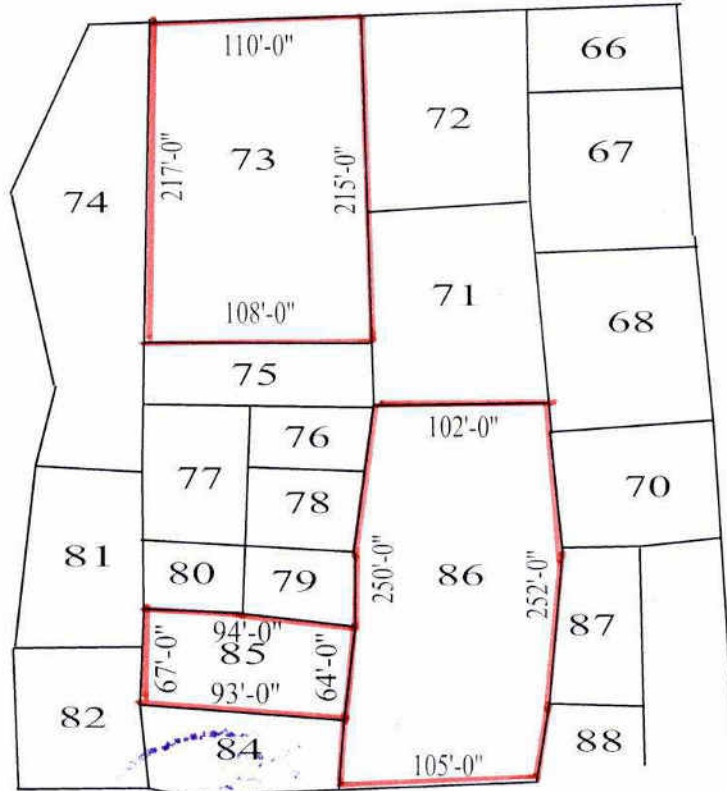
Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

01 MAR 2013

**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 | PURCHASE AREA |
|---------------------|-----------|---------------|
| 73                  | 53DEC     | 18DEC         |
| 85                  | 14DEC     | 04DEC         |
| 86                  | 59DEC     | 20DEC         |



*Lipamoy*

**BROAD TIE UP PRIVATE LIMITED**  
*Anil Kumar Ghoshal*  
*Director*  
*Ashwini Ghoshal*

*Karuna Kanta Dey*  
*Santanu Chandra Dey*  
*Sanjib Kumar Dey*  
*Binitika Basak*  
*Pratibha Ghosal*  
*Rubi Rani De Ghosh*  
*Suthika Mitra*

Trace by

*Sd/- 1/3/12*

Surveyor  
 Subhasis Mondal  
 Vill.+P.O. Begampur  
 P.S.-Baruipur, Dist.-24 Pgs. (S)  
 Regn. No.- JLS/422 of 2011



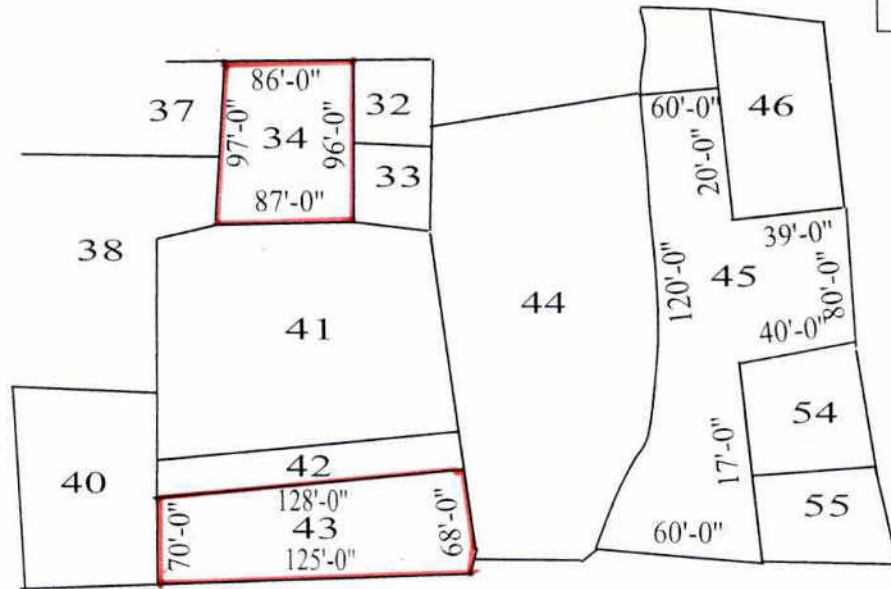
Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

101 MAR 2013

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 | PURCHASE AREA |
|---------------------|-----------|---------------|
| 34                  | 19DEC     | 06DEC         |
| 43                  | 22DEC     | 08DEC         |



*Karuna Kana Dey*  
*Sangib kumar dey.*  
*Baitika Basak*  
*Prativa Ghosal.*  
*Rubi zami De ghosh*  
*Juthika mitra.*  
*Dipam dey*

Trace by

*Singha* 1/3/13

Surveyor  
 Subhasis Mondal  
 Vill.+P.O.- Begampur  
 P.S.-Baruiপুর, Dist.-24 Pgs. (S)  
 Regn. No.- JLS/422 of 2011

**BROAD TIE UP PRIVATE LIMITED**  
*Anil Kumar Bhattacharya*  
 Director  
*Ashwina Dasgupta*



Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

01 MAR 2013



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

**Endorsement For Deed Number : I - 03151 of 2013**  
**(Serial No. 02387 of 2013)**

**On 01/03/2013**

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

Presented for registration at 18.14 hrs on :01/03/2013, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 01/03/2013 by

1. Subhas Chandra Dey, son of Lt. Jeetendra Nath Dey , Village:Haripur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
2. Sanjib Kumar Dey, son of Lt. Jeetendra Nath Dey , Village:Haripur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
3. Karuna Kana Dey, wife of Lt. Kartick Chandra Dey , Village:Haripur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
4. Ruby Dey Alias Rubirani Dey, wife of Lt. Sameer Kumar Dey , Village:Haripur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
5. Dipan Dey, son of Lt. Sameer Kumar Dey , Village:Haripur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
6. Prativa Ghoshal Alias Prativa Dey, daughter of Jeetendra Nath Dey , Village:Haripur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
7. Bithika Basak Alias Bithika Dey, daughter of Jeetendra Nath Dey , Village:Paschim Kundarali Mondal Para, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
8. Juthika Mitra Alias Juthika Dey, daughter of Jeetendra Nath Dey , Village:P 340 Vidyasagar Sarani, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
9. Anirban Bhattacharya  
Authorized Signatory, Browse Tie Up Pvt Ltd., 99 A Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, ,  
By Profession : Business

Identified By Bapi Mondal, son of . . . , Baruipur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

( Panchali Munshi )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 06/03/2013**

**Certificate of Market Value(WB PUVI rules of 2001)**

( 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 - 03151 of 2013  
(Serial No. 02387 of 2013)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-24,48,335/-

Certified that the required stamp duty of this document is Rs.- 122427 /- and the Stamp duty paid as: Impressive Rs.- 10/-

( Panchali Munshi )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 08/04/2013

**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. 26935/- is paid , by the draft number 754730, Draft Date 12/03/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 08/04/2013

( Under Article : A(1) = 26928/- ,E = 7/- on 08/04/2013 )

**Deficit stamp duty**

Deficit stamp duty Rs. 122427/- is paid , by the draft number 754727, Draft Date 12/03/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 08/04/2013

( 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 8  
Page from 1427 to 1450  
being No 03151 for the year 2013.



(Panchali Munshi) 09-April-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. BARUIPUR  
West Bengal