

06647

I 6492/13



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

P 537775

11-40
 S.No. 140/13
 H/13



CONVEYANCE

1. Date: 7/8/13
2. Place: Kolkata
3. Parties:

41262

10 JUL 2013

No. _____ Date _____
VICTOR MOSES & CO
 Sold to: Solicitors & Advocates
 Address: 6, Old Post Office Street
 Kolkata-700 001
100
A. BANERJEE
 L.S. VENDOR (O.S.)
 HIGH COURT, KOLKATA-700 001



Barun Purkait
 BARUN PURKAIT
 S/o, PRANMAD PURKAIT
 Vill: DAULATPUR
 P.S. BISHNUPUR
 24 Pgs (S)
 Business

07 AUG 2013

- 3.1 **Sukanta Deb**, son of Late Kamal Deb, residing at Village Sevagram Palta, Post Office Bengal Enamel, Police Station Nowapara, Pin-743122, District North 24 Parganas [PAN AJIPD0118R]
(Vendor, includes successors-in-interest)

And

- 3.2 **Star Plaza Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 8, Camac Street, Police Station Shakespeare Sarani, Kolkata-700017, being represented by its authorized signatory Mr. Prakash Musaddi, son of Mr. Raj Kr. Musaddi [PAN AADCS9023K]
- 3.3 **Wriddhi Conclave Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 161/1, Mahatma Gandhi Road, R/No-41, Police Station Jorasanko, Kolkata-700007, being represented by its authorized signatory Mr. Prakash Musaddi, son of Mr. Raj Kr. Musaddi [PAN AABCW3793J]
(collectively **Purchasers**, includes successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Undivided *salī* land measuring 13.22 (thirteen point two two) decimal, equivalent to 8 (eight) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 33, recorded in L.R. *Khatian* No. 2903, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, within *Kulardari Gram Panchayet*, District South 24 Parganas (**Said Property**), delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **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, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:
- 5.1.1 **Ownership of Tarini Charan Mondal:** Tarini Charan Mondal was the absolute owner of (i) land measuring 153 (one hundred and fifty three) decimal, more or less, comprised in R.S. *Dag* No. 33, recorded in R.S. *Khatian* No. 228, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, District South 24 Parganas (**First Mother Property**) **And (ii)** land



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**Superintendent
of Schools, Alameda
County Office of
Education Services**

07 AUG 2013

measuring 82 (eighty two) decimal, more or less, comprised in R.S. *Dag* No. 34, recorded in R.S. *Khatian* No. 228, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, District South 24 Parganas (**Second Mother Property**). The First Mother Property and the Second Mother Property (collectively **Mother Property**), **totalling to** land measuring 235 (two hundred and thirty five) decimal, more or less.

- 5.1.2 **Demise of Tarini Charan Mondal:** Tarnini Charan Mondal, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his 3 (three) sons, namely, (i) Digambar Mondal, (ii) Balai Chandra Mondal and (iii) Dayal Chandra Mondal and 3 (three) daughters, namely, (i) Kamini Bor nee Mondal, (ii) Durga Bor nee Mondal and (iii) Tarangini Dhara nee Mondal, as his only legal heirs and heiresses (collectively **Legal Heirs Of Late Tarini Charan Mondal**) who inherited the entirety of the Mother Property, jointly and in equal share.
- 5.1.3 **Demise of Kamini Bor nee Mondal:** Kamini Bor, being one of the Legal Heirs Of Late Tarini Charan Mondal, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind her surviving husband Sudhyana Kumar Bor, 1 (one) son, Palan Chandra Bor and 1 (one) daughter, Bijalibala Mal nee Bor, as her only legal heirs and heiress, who inherited the entire right, title and interest of Late Kamini Bor in the Mother Property.
- 5.1.4 **First Gift to Digambar Mondal And Others:** By a Deed of Gift dated 4th March, 1986, registered in the Office of the Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 16, at Pages 459 to 464, being Deed No. 1397 for the year 1986, Palan Chandra Bor and Bijalibala Mal nee Bor gifted their undivided share in the Mother Property to Digambar Mondal, Balai Chandra Mondal and Dayal Chandra Mondal (collectively **Digambar Mondal And Others**), all being the brothers of their mother Late Kamini Bor.
- 5.1.5 **Sale by Sudhanya Kumar Bor to Digambar Mondal And Others:** By a Deed of Conveyance dated 5th March, 1986, registered in the Office of the Sub-Registrar, Bishnupur, South 24 Parganas, Book No. I, Volume No. 17, at Pages 321 to 328, being Deed No. 1455 for the year 1986, Sudhyana Kumar Bor sold to Digambar Mondal, Balai Chandra Mondal and Dayal Chandra Mondal (collectively **Digambar Mondal And Others**) land measuring 13.05 (thirteen point zero five) decimal, more or less, out of his share in the Mother Property.
- 5.1.6 **Second Gift to Digambar Mondal And Others:** By another Deed of Gift dated 4th March, 1986, registered in the Office of the Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 16, at Pages 471 to 475, being Deed No. 1399 for the year 1986, Tarangini Dhara nee Mondal, being one of the Legal Heirs Of Late Tarini Charan Mondal gifted her entire share in the Mother Property to Digambar Mondal, Balai Chandra Mondal and Dayal Chandra Mondal (collectively **Digambar Mondal And Others**).



07 AUG 2013

- 5.1.7 **Ownership of Digambar Mondal And Others:** Thus, Digambar Mondal And Others became the owners of land measuring 195.85 (one hundred ninety five point eighty five) decimal, out of the Mother Property, each of them having undivided land measuring 65.28 (sixty five point two eight) decimal, more or less.
- 5.1.8 **Demise of Balai Chandra Mondal:** Balai Chandra Mondal, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his wife Shachi Rani Mondal and 3 (three) daughters, namely, Asima Mondal, Susama Sen nee Mondal and Panchi Bala Singh nee Mondal, as his only legal heiresses (collectively **Legal Heiresses Of Late Balai Chandra Mondal**), who inherited the entire right, title and interest of Late Balai Chandra Mondal in the Mother Property, i.e. land measuring 65.28 (sixty five point two eight) decimal, more or less (**Larger Property**).
- 5.1.9 **Sale to Digambar Mondal And Ors.:** By a Deed of Conveyance dated 9th February, 1989, registered in the Office of the Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 6, at Pages 223 to 230, being Deed No. 478 for the year 1989, the Legal Heiresses Of Late Balai Chandra Mondal sold to Digambar Mondal and Chandi Bala Mondal (collectively **Digambar Mondal And Ors.**) land measuring 9 (nine) decimal, more or less, out of their share in the Larger Property. Subsequently, the Legal Heiresses Of Late Balai Chandra Mondal recorded their names in the records of the Land Reforms Settlements, vide L.R. *Khatian* Nos. 104, 1001, 1685 and 1923 with respect to remaining land measuring 56.28 (fifty six point two eight) decimal, out of the Larger Property.
- 5.1.10 **Sale to Ashutosh Mukhopadhyay:** By a Deed of Conveyance dated 15th December, 1997, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 31, at Pages 219 to 232, being Deed No. 3463 for the year 1998, the Legal Heiresses Of Late Balai Chandra Mondal sold to Ashutosh Mukhopadhyay land measuring 56.28 (fifty six point two eight) decimal, more or less, out of the Larger Property (**Ashutosh's Property**). Ashutosh Mukhopadhyay also recorded his name in the records of the Land Reforms Settlements vide L.R. *Khatian* No. 2903.
- 5.1.11 **First Sale to Raps Enterprise:** By a Deed of Conveyance dated 16th December, 2011, registered in the Office of the District Sub-Registrar IV, Alipore, South 24 Parganas, in Book No. I, CD Volume No. 30, at Pages 828 to 848, being Deed No. 08982 for the year 2011, Ashutosh Mukhopadhyay sold to Raps Enterprise land measuring 6.61 (six point six one) decimal equivalent to 4 (four) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 33, out of the Ashutosh's Property (**First Property of Raps**).
- 5.1.12 **Second Sale to Raps Enterprise:** By another Deed of Conveyance dated 16th December, 2011, registered in the Office of the District Sub-Registrar



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~~Registrar of Companies, Alipore~~
~~West Bengal~~

07 AUG 2013

IV, Alipore, South 24 Parganas, in Book No. I, CD Volume No. 30, at Pages 849 to 869, being Deed No. 08983 for the year 2011, Ashutosh Mukhopadhyay sold to Raps Enterprise land measuring 6.61 (six point six one) decimal equivalent to 4 (four) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 33, out of the Ashutosh's Property (**Second Property of Raps**).

- 5.1.13 **Ownership of Raps Enterprise:** In the aforesaid circumstances, Raps Enterprise has become the absolute owner of the entirety of the First Property of Raps and the Second Property of Raps, collectively Said Property, being land measuring 13.22 (thirteen point two two) decimal, equivalent to 8 (eight) *cottah*.
- 5.1.14 **Sale to Vendor:** By a Deed of Conveyance dated 24th December, 2011, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, CD Volume No. 25, at Pages 4710 to 4735, being Deed No. 07089 for the year 2011, Raps Enterprise sold to the Vendor the entirety of the Said Property.
- 5.1.15 **Absolute Ownership of Vendor:** In the aforesaid circumstances, the Vendor has become the absolute owner of the Said Property.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does 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 Vendor:** The Vendor has 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 Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 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 Vendor.



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07 AUG 2013

- 5.2.6 **No Right of Preemption:** No person or persons whatsoever have/had/has any right of preemption 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 Vendor 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 free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutter*s, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor 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 Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchasers is that the Vendor shall 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 shall purchase the same from the Vendor.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, described in the **Schedule** below, being undivided *sali* land measuring 13.22 (thirteen point two two) decimal, equivalent to 8 (eight) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 33, recorded in L.R. *Khatian* No. 2903, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, within *Kulardari Gram Panchayet*, District South 24 Parganas **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, free from all encumbrances.



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07 AUG 2013

- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.20,00,000/- (Rupees twenty lac) paid by the Purchasers to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.
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, lispendens, uses, *debutter*s, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has 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:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchasers and/or the Purchaser's successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchaser's successors-in-interest by reason of the aforesaid.
- 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 and peaceful possession of the Said Property has been handed over by the Vendor to the Purchasers.

07 AUG 2010



- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendor, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchaser's 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 Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchasers shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly **(1)** consents to the same and **(2)** appoints the Purchasers as the constituted attorney of the Vendor and empowers and authorizes 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 Vendor undertakes to cooperate with the Purchasers in all respect to cause 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.
- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or Purchaser's successors-in-interest, 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.



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07 AUG 2013

**Schedule
(Said Property)**

Undivided *sali* land measuring 13.22 (thirteen point two two) decimal, equivalent to 8 (eight) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 33, recorded in L.R. *Khatian* No. 2903, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, within *Kulardari Gram Panchayet*, District South 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and the said *dag* is butted and bounded as follows:

On the North : By R.S. *Dag* No. 33

On the East : By R.S. *Dag* No. 33

On the South : By 16 ft wide *Kutch*a Road

On the West : By R.S. *Dag* No. 33




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.



07 AUG 2013

9. Execution and Delivery

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

 <u>(Sukanta Deb)</u> [Vendor]	
STAR PLAZA PRIVATE LIMITED  Director / Authorised Signatory	WRIDDHI CONCLAVE PVT. LTD.  Director / Authorised Signatory
(Star Plaza Private Limited and Wriddhi Conclave Private Limited) (Prakash Musaddi) [Authorised Signatory] [Purchasers]	

Witnesses:

Signature Barun purkait
Name Barun purkait
Father's Name parballal purkait
Address Daulat pur
P.S - Bishnupur
South 21 parjara

Signature Gulfa
Name GOUTAM MUKHERJEE
Father's Name JIBAN KRISHNA MUKHERJEE
Address SAHARA, GSHOSH PARA
MICHAEL NAGAR, KOL-133

Drafted By:

Atangir Reza
Advocate
Alipre Judge Court
Kol-27



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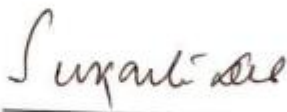
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07 AUG 2013

Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.20,00,000/- (Rupees twenty lac) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
DD No. 228137	06.08.13	Indian Bank, Sarat Bose Road Branch	10,00,000/-
DD No. 009095	06.08.13	Indian Overseas Bank, Kalighat Branch	5,00,000/-
DD No. 009096	06.08.13	-do-	5,00,000/-
		Total	20,00,000/-


(Sukanta Deb)
[Vendor]

Witnesses:

Signature Basum prakashit

Name _____

Signature Chin

Name _____



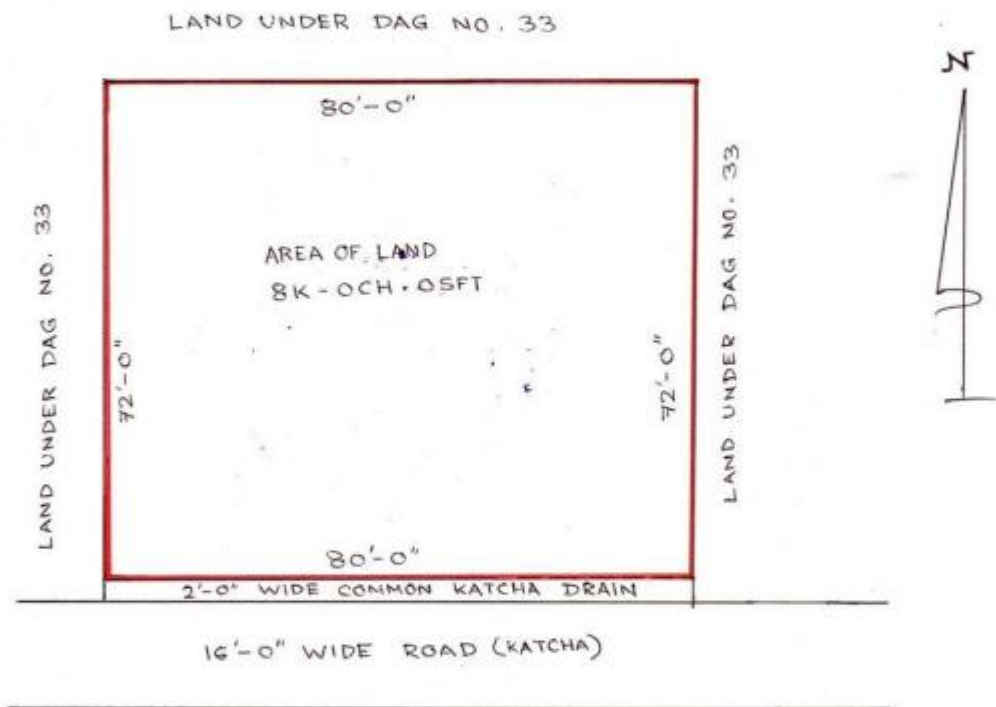
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07 AUG 2013

SITE PLAN OF A PLOT OF SALI LAND
UNDER R.S. DAG NO. 33. L.R.
KHATIAN NO. 2903, MOUZA DAULATPUR,
J.L. NO. 79. UNDER KULERDARI GRAM PANCHAYET.
P.S. - BISHNUPUR . DIST - 24 PGS (S)

AREA 8K-0CH SHOWN IN RED



Suxante

WRIDDHI CONCLAVE PVT. LTD.

Rakesh Musaddi
Director / Authorised Signatory


STAR PLAZA PRIVATE LIMITED

Rakesh Musaddi
Director / Authorised Signatory



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07 AUG 2013

SPECIMEN FORM FOR TEN FINGER PRINTS

Pt. O							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	<i>Singari Deb</i>						
			Little	Ring	Middle	Fore	Thumb
			(Left Hand)				
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	<i>Prakash Muradhi</i>						
			Little	Ring	Middle	Fore	Thumb
			(Left Hand)				
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
PHOTO							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					





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07 AUG 2016

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 06647 / 2013, Deed No. (Book - I , 06492/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Prakash Musaddi District:-South 24-Parganas, WEST BENGAL, India,	 07/08/2013	 LTI 07/08/2013	<i>Prakash Musaddi</i> 7/8/13

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sukanta Deb Address -Sevagram Palta, Thana:-Noapara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-743122	Self	 07/08/2013	 LTI 07/08/2013	<i>Sukanta Deb</i>
2	Prakash Musaddi Address -District:-South 24-Parganas, WEST BENGAL, India,	Self	 07/08/2013	 LTI 07/08/2013	<i>Prakash Musaddi</i>

Name of Identifier of above Person(s)

Barun Purkait
Daulatpur, Thana:-Bishnupur, District:-South
24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date

Barun purkait.
7.8.13



(Handwritten signature of Ashoke Kumar Biswas)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS

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Handwritten checkmark or signature.



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Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 06492 of 2013
(Serial No. 06647 of 2013 and Query No. 1604L000014010 of 2013)

On 07/08/2013

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, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 22028.00/-, on 07/08/2013

(Under Article : A(1) = 21989/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 07/08/2013)

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.-20,00,000/-

Certified that the required stamp duty of this document is Rs.- 100010 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

- Deficit stamp duty Rs. 100050/- is paid , by the draft number 013384, Draft Date 06/08/2013, Bank : State Bank of India, Alipore, received on 07/08/2013

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

Presented for registration at 11.40 hrs on :07/08/2013, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Prakash Musaddi ,Claimant.

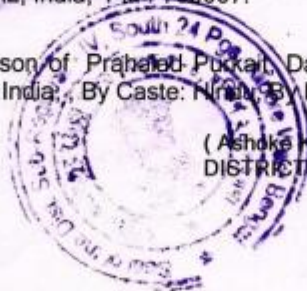
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 07/08/2013 by

1. Sukanta Deb, son of Lt. Kamal Deb , Sevagram Palta, Thana:-Noapara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-743122, By Caste Hindu, By Profession : ----
2. Prakash Musaddi
Authorised Signatory, Star Plaza Pvt Ltd, 8 Camac St, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700017.

Authorised Signatory, Wriddhi Conclave Pvt Ltd, 161/1 Mahatma Gandhi Rd, Thana:-Jorasanko, District:-Kolkata, WEST BENGAL, India, Pin :- 700007.
, By Profession : ----

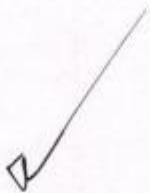
Identified By Barun Purkait, son of Prāhād Purkait, Daulatpur, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Business.



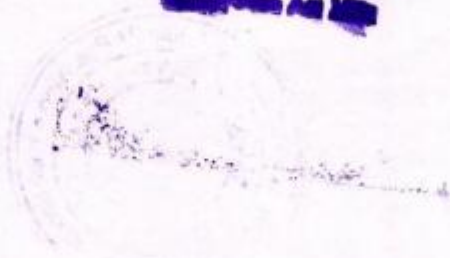
(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 1

07/08/2013 14:01:00



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DIVISION
FEDERAL BUREAU OF
INVESTIGATION
WASHINGTON, D. C.



Government of West Bengal
Office of the D.S.R. - IV SOUTH 24-PARGANAS
W.B. FORM NO. 1504

Date: 07/08/2013

Serial No. **06647/2013** Deed No. **I-06492/2013**
Presentant Name Prakash Musaddi
Executant Name Sukanta Deb Claimant Name Prakash Musaddi
Type of Deed Sale Document
Market Value Rs 20,00,000/-
Addl. Transaction Declaration(1)

Fees & Standard User charges
Paid (Break up as below) **Rs 22,203/-**

Stamp Duty Paid
(Break up as below) **Rs 1,00,150/-**

1. By Cash * **Rs 22,203/-**

2. By Draft/BC/SABR

SL. No.* Date * Amount (Rs.)

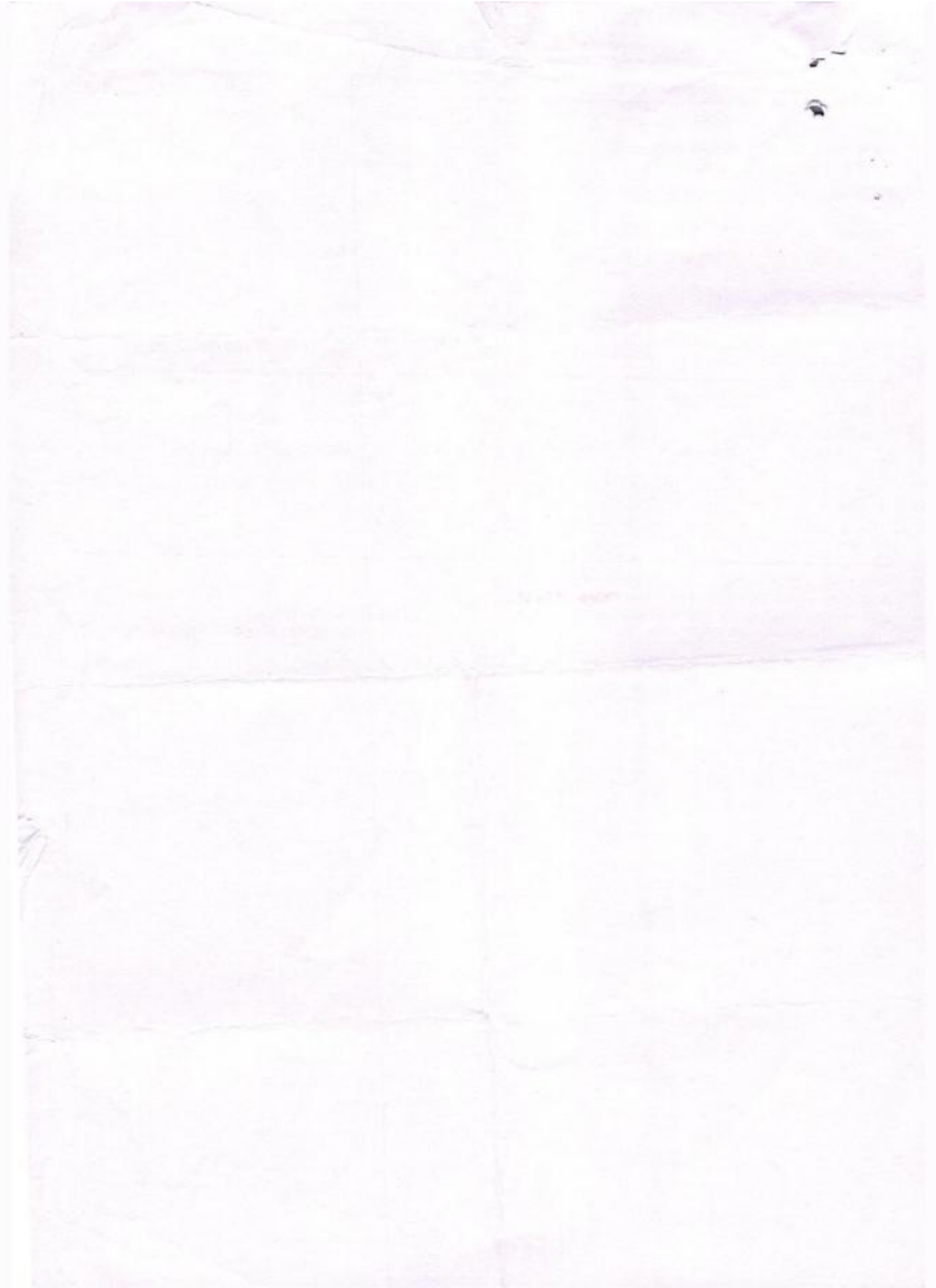
1. By Stamp **Rs 100/-**
2. By Draft/BC/SABR/Challan **Rs 1,00,050/-**

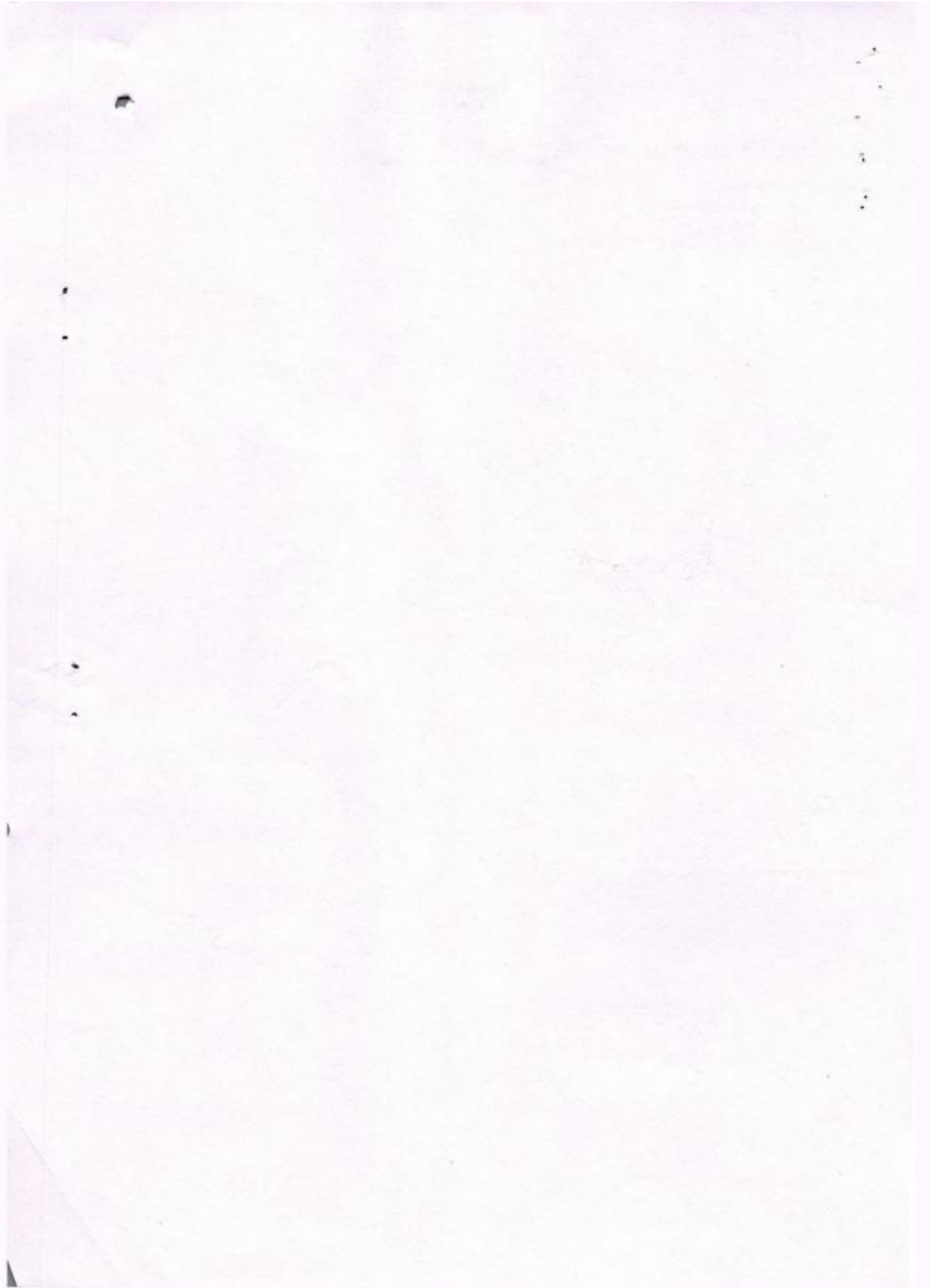
SL. No. No.* Date * Amount (Rs.)

1. 013384 06/08/2013 1,00,050/-

Article :A(1)=21,989/-, E=7/-, H=28/-,M(b)=4/-,
By Cash* Amount includes Standerd User Charge of Rs 175/-
No* - Draft/Bankers Cheque/SABR/Challan No. Date *
-Draft/Bankers Cheque/SABR/Challan Date

Registering Officer
D.S.R. - IV SOUTH 24-PARGANAS





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 33
Page from 3486 to 3502
being No 06492 for the year 2013.



(Ashoke Kumar Biswas) 07-August-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal