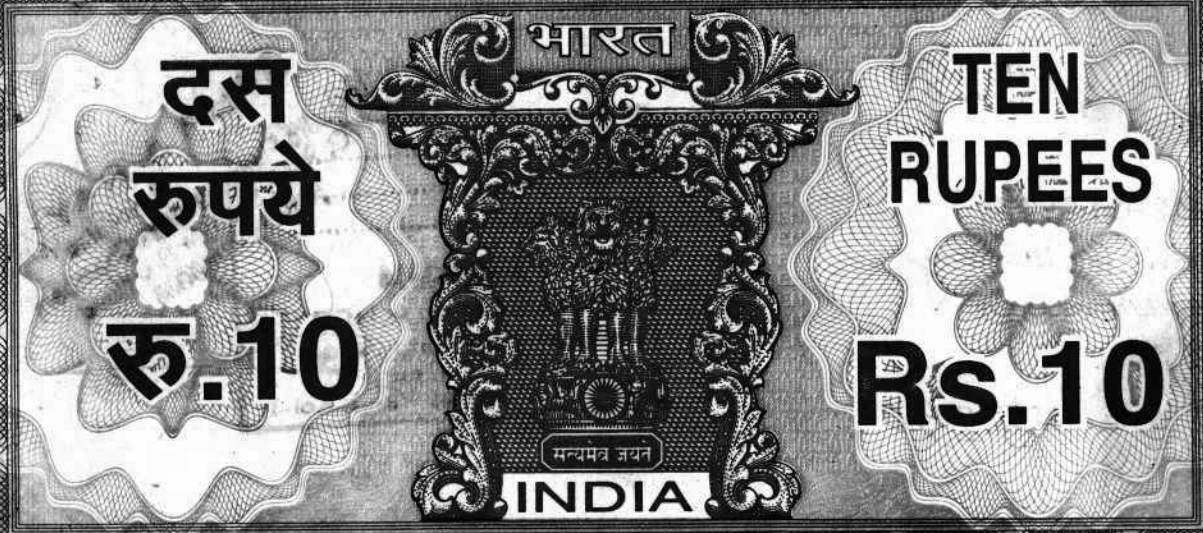


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Certified that the document is authentic and registered for the purpose of registration of the document and the amount of the stamp is correct and the document is the copy of the original.

*[Signature]*  
 Additional District Sub-Registrar  
 Kolkata New Town, North 24 Parganas  
 16 JUL 2014

CONVEYANCE

1. Date: 11th July, 2014
2. Place: Kolkata
3. Parties

*[Handwritten signatures and initials]*  
 Palghar  
 2/12  
 2/12  
 2/12

*[Handwritten signatures]*  
 Palghar  
 Palghar  
 Palghar

Amritan Bhattacharya



-5289

BASUDEV HOUSING PRIVATE LIMITED

Amritan Bhattacharya  
Director/Authorised Signatory



-5290

Nupur Ghosh



-5291

Shyama Prasad Ghosh



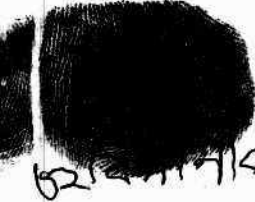
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Aravinda Ghosh



-5293

Kartick chandra Ghosh



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BRANNAHISANTA

Nizamuddin Malla

S/o - Lal Mohan Malla

Vol - Mohan Malla Pur

P.S - Rajarhat

Dist North 24 Parganas

Pin - Binsani

7860

SAHA & RAY  
Advocates  
Hastings Chambers  
10, Strand Road  
Calcutta - 700001

NAME.....  
 ADD.....  
 RS.....  
 - 6 MAY 2014  
 SURANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & B, K. S. Roy Road, Col-1



Additional District Sub-Registrar  
North 24 Parganas, Bardhaman

19 JUL 2014

- 3.1 **Shyamaprasad Ghosh**, son of Shib Chandra Ghosh *alias* Shiv Chandra Ghosh *alias* Shibchandra, residing at Village Kalaberia, Post Office Rajarhat Bishnupur, Police Station Rajarhat, Kolkata-700135, District North 24 Parganas [PAN AMSPG7587N]
- 3.2 **Arabinda Ghosh *alias* Arobinda Ghosh**, son of Shib Chandra Ghosh *alias* Shiv Chandra Ghosh *alias* Shibchandra, residing at Village Kalaberia, Post Office Rajarhat Bishnupur, Police Station Rajarhat, Kolkata-700135, District North 24 Parganas [PAN AYYPG9138R]
- 3.3 **Kartick Chandra Ghosh**, son of Shib Chandra Ghosh *alias* Shiv Chandra Ghosh *alias* Shibchandra, residing at Village Kalaberia, Post Office Rajarhat Bishnupur, Police Station Rajarhat, Kolkata-700135, District North 24 Parganas [PAN AZLPG3473H]
- 3.4 **Chabi Rani Ghosh *alias* Chabi Ghosh**, wife of Shankar Ghosh *alias* Shibnath, residing at Village Baraberi Ghoshpara, Post Office Rajarhat Gopalpur, Police Station Airport, Kolkata-700136, District North 24 Parganas
- 3.5 **Minati Ghosh *alias* Minoti Ghosh**, wife of Late Nripendra Nath Ghosh *alias* Nripendra, residing at Village Choto Chandpur, Post Office Rajarhat Bishnupur, Police Station Rajarhat, Kolkata-700135, District North 24 Parganas
- 3.6 **Ranu Bala Ghosh *alias* Manu Ghosh**, wife of Sufal Ghosh, residing at Mrigala Libhari Para, Lalbaba Road, Rabindranagar, Dankuni, Post Office DANKUNI, Police Station DANKUNI, PIN-712311, District Hooghly
- 3.7 **Nupur Ghosh**, wife of Parthaprotim Ghosh *alias* Bappa Ghosh, residing at BELGHARIA, 61 P.C. Banerjee Road, Post Office DAKHINESHWAR, Police Station BELGHARIA, PIN-700076, District North 24 Parganas [PAN ARDPG6721A]

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

And

- 3.8 **Basudev Housing Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, 111, Park Street, Kolkata-700016, Police Station Park Street (PAN AAFCB8179B), represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of 99A, Park Street, Kolkata-700016, Police Station Park Street

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

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

#### NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

#### 4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 7 (seven) decimal equivalent to 4.2424 (four point two four two four) *cottah*, more or less [out of 14 (fourteen) decimal], being a portion of R.S./L.R. *Dag* No. 492, recorded in L.R.

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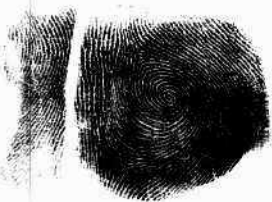
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Arabinda Ghosh



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**Additional District Sub-Registrar  
Nizam New Town, North 24 Parganas**

11 JUL 2014

Nizam uddin Mulla  
NIZAM UDDIN MOLLA  
of Mohamudpur  
Rajshahi

*Khatian* No. 682, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet (RBGP)*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in the **Schedule** below and the said *Dag* No. 492 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

## 5. **Background, Representations, Warranties and Covenants**

5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors represent and warrant to and covenant with the Purchaser regarding title as follows:

5.1.1 **Ownership of Said Property:** Shib Chandra Ghosh *alias* Shiv Chandra Ghosh *alias* Shibchandra was the sole, recorded and absolute owner of the Said Property, free from all encumbrances.

5.1.2 **Demise of Shib Chandra Ghosh *alias* Shiv Chandra Ghosh *alias* Shibchandra:** On or about 9<sup>th</sup> March, 1986, Shib Chandra Ghosh *alias* Shiv Chandra Ghosh *alias* Shibchandra, a Hindu, governed by *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving his wife, Satibala Ghosh *alias* Hashi Ghosh *alias* Sati Ghosh, his 3 (three) sons, namely, (1) Shyamaprasad Ghosh (2) Arabindo Ghosh *alias* Arobindo Ghosh **and** (3) Kartick Chandra Ghosh and his 4 (four) daughters, namely, (1) Chabi Rani Ghosh *alias* Chabi Ghosh (2) Minati Ghosh *alias* Minoti Ghosh (3) Ranu Bala Ghosh *alias* Manu Ghosh **and** (4) Nupur Ghosh, as his only legal heirs and heiresses, who jointly and in equal shares inherited the entire right, title and interest of Late Shiv Chandra Ghosh in the Said Property, free from all encumbrances.

5.1.3 **Demise of Satibala Ghosh *alias* Hashi Ghosh *alias* Sati Ghosh:** Subsequently, on or about 31<sup>st</sup> January, 2014, Satibala Ghosh *alias* Hashi Ghosh *alias* Sati Ghosh, a Hindu, governed by *Dayabhaga* School of Hindu Law, died *intestate* leaving behind her surviving, her 3 (three) sons, namely, (1) Shyamaprasad Ghosh [Vendor No. 3.1 herein] (2) Arabindo Ghosh *alias* Arobindo Ghosh [Vendor No. 3.2 herein] **and** (3) Kartick Chandra Ghosh [Vendor No. 3.3 herein] and her 4 (four) daughters, namely, (1) Chabi Rani Ghosh *alias* Chabi Ghosh [Vendor No. 3.4 herein] (2) Minati Ghosh *alias* Minoti Ghosh [Vendor No. 3.5 herein] (3) Ranu Bala Ghosh *alias* Manu Ghosh [Vendor No. 3.6 herein] **and** (4) Nupur Ghosh [Vendor No. 3.7 herein], as her only legal heirs and heiresses who jointly and in equal shares inherited the entire right, title and interest of Late Satibala Ghosh *alias* Hashi Ghosh *alias* Sati Ghosh in the Said Property, free from all encumbrances.

5.1.4 **Absolute Ownership of Said Property:** In the abovementioned circumstances, the Vendors have become the joint and absolute owners of the Said Property, free from all encumbrances.

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

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**Additional District Sub-Registrar**  
**New Town, North 24 Parganas**

19 1 JUL 2014

- 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 any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of 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 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 attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vesting 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 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors shall 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 shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

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**Additional District Sub-Registrar**  
**North West Province, North West Province**

11 1 JUL 2014



- 6.2 **Surrender/Transfer of Rights:** R.S. Ispat Limited, having its office at B-401, 4<sup>th</sup> Floor, City Centre, Salt Lake, Kolkata-700064 (**First Company**) had contractual transferable interest and/or right in the Said Property. Dreamland Plaza Limited, having its office at Room No.205, 2<sup>nd</sup> Floor, 10A, Hospital Street, Kolkata-700072 (**Second Company**) had contracted with the Purchaser to cause the sale of the Said Property to the Purchaser directly from the Vendors and to cause the First Company to surrender all its rights, interests and claims, of any and every nature whatsoever, for a consolidated consideration, which included the price to be paid to the Vendors and the compensation to be paid to the First Company as well as the profit of the Second Company. Pursuant to the above, the Second Company is causing sale of the Said Property by the Vendors directly to the Purchaser by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the First Company, the First Company surrendered all its rights, interests and claims, of any and every nature whatsoever, in favour of the Purchaser for mutually agreed consideration and the Second Company also confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 7 (seven) decimal equivalent to 4.2424 (four point two four two four) *cottah*, more or less [out of 14 (fourteen) decimal], being a portion of R.S./L.R. *Dag* No. 492, recorded in L.R. *Khatian* No. 682, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No. 492 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and 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 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.21,21,212/- (Rupees twenty one lac twenty one thousand two hundred and twelve) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

## 8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully,

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**Additional District Sub-Registrar**  
**North West Province, South Africa**

19 JUL 2014

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 by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, 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 claim made by any third parties with respect to the title of the Vendors provided such claims or demands do not pertain to the period on and from the date of this Conveyance.

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 to the Purchaser.

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

8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding anything contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property

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**Additional District Sub-Registry  
Office New York, North of Albany**

11 JUL 2014

has been carved out) is land-locked and does not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and everyone of the aforesaid rights.

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

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**Additional District Sub-Registrar**  
**New Town, North 24 Parganas**

**1 1 JUL 2014**

**Schedule  
(Said Property)**

Land classified as *sali* (agricultural) measuring 7 (seven) decimal equivalent to 4.2424 (four point two four two four) *cottah*, more or less [out of 14 (fourteen) decimal], being a portion of R.S./L.R. *Dag* No. 492, recorded in L.R. *Khatian* No. 682, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No. 492 is 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.491  
**On the East** : By R.S./L.R. *Dag* No.490  
**On the South** : By R.S./L.R. *Dag* No.496  
**On the West** : By R.S./L.R. *Dag* No.493

**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>	R.S./ L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Nature of Land	Total Area of <i>Dag</i> (in Decimal)	Total Area sold (in Decimal)	Name of the Recorded Owner
Bhatenda	492	682	<i>Sali</i>	14	7.00	Shib Chandra Ghosh <i>alias</i> Shiv Chandra Ghosh <i>alias</i> Shibchandra
<b>Total Area of Land Sold:</b>					<b>7.00</b>	

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**Additional District Sub-Registrar  
North 24 Parganas**

18 1 JUL 2014



**9. Execution and Delivery**

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

Shyamaprasad Ghosh  
Shyamaprasad Ghosh

Arobinda Ghosh  
Arobinda Ghosh alias Arobinda Ghosh

অরবিন্দ গোস্বামী

Kartick Chandra Ghosh  
Kartick Chandra Ghosh

Chabi Rani Ghosh alias Chabi Ghosh

কর্তিক চন্দ্র গোস্বামী

চাবি রানী গোস্বামী

Minati Ghosh alias Minoti Ghosh

Ranu Bala Ghosh alias Manu Ghosh

Nupur Ghosh  
Nupur Ghosh  
[Vendors]

Read over and explained the contents of this document in vernacular to personally to the Vendors who, after understanding the meaning and purpose of the same, have put his/her signature in my presence.

Babbar Aidi

**Basudev Housing Private Limited**

Aimban Bhattacharya

Authorized Signatory  
[Purchaser]

**Drafted by:**

Sourav Banerjee

Sourav Banerjee  
Advocate, High Court at Calcutta  
Enrollment No: F/1241/1090/2012

**Witnesses:**

Signature <u>Nizamuddin Malik</u>	Signature <u>Se. Ghid Ahmad</u>
Name <u>Nizamuddin Malik</u>	Name <u>Se. Ghid Ahmad</u>
Father's Name <u>Leel mohammad</u>	Father's Name <u>Se. Rasid Ahmad</u>
Address <u>vil-Mohamudpur</u>	Address <u>Bhatenda</u>
<u>P-5-Rogers Road</u>	<u>Rajshahi, 14d-135</u>
<u>Dist-North 24 Pargana</u>	



~~Additional District Sub-Register~~  
~~New Town, North M. Park~~

1 JUL 2014

### Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.21,21,212/-** (**Rupees twenty one lac twenty one thousand two hundred and twelve**) 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.)	Favouring
Pay Order No. 395141	10.07.2014	Axis Bank Limited, Kolkata Branch	10,60,606/-	Shyama Prasad Ghosh
Pay Order No. 395142	10.07.2014	Axis Bank Limited, Kolkata Branch	10,60,606/-	Arabinda Ghosh <i>alias</i> Arobinda Ghosh
<b>Total:</b>			<b>21,21,212/-</b>	

Shyama Prasad Ghosh

**Shyamaprasad Ghosh**

Arabinda Ghosh

**Arabinda Ghosh *alias* Arobinda Ghosh**

Chabi Rani Ghosh

**Chabi Rani Ghosh *alias* Chabi Ghosh**

Kartick Chandra Ghosh

**Kartick Chandra Ghosh**

Manu Ghosh

**Minati Ghosh *alias* Minoti Ghosh**

Ranu Bala Ghosh

**Ranu Bala Ghosh *alias* Manu Ghosh**

Nupur Ghosh

**Nupur Ghosh**

**[Vendors]**

#### Witnesses:

Signature Nizamuddin Mulla

Name Nizamuddin Mulla

Signature SK Omid Alhamad

Name SK Omid Alhamad

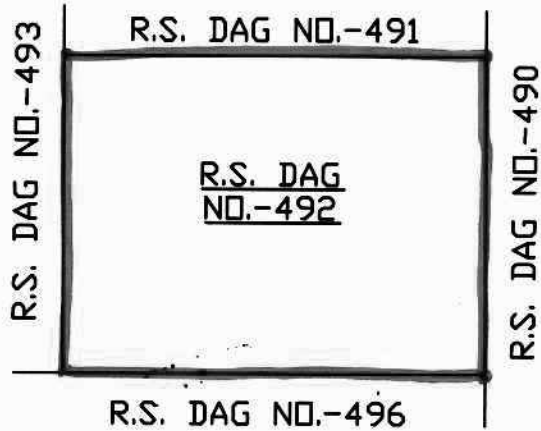
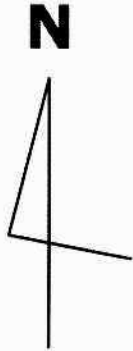


**Additional District Sub-Registrar**  
**New Town, North West Province**

18 1 JUL 2014

SITE PLAN OF R.S./L.R. DAG NO.- 492, L.R. KHATIAN NO.- 682,  
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER  
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-  
NORTH 24 PARGANAS.

TOTAL AREA OF DAG NO.492 is 14 DECIMAL



Nupur Ghosh  
Shyama Prasad Ghosh  
Arabinda Ghosh.  
Kartick chandra Ghosh.

উত্তরবঙ্গ  
স্বাস্থ্য  
সংস্থা

BASUDEV HOUSING PRIVATE LIMITED  
Arinban Bhattacharya  
Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 7.0000 DECIMAL OUT OF 14 DECIMAL SALI LAND IN R.S/L.R.  
DAG NO.- 492.








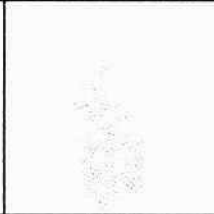

























SHOWN THUS :



**Redwood District Sub-Registry**  
**1000 New Town, North St. George**

18 1 JUL 2014

## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Anubam Bhattacharya</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Shyama Prasad Ghosh</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Arabinanda Ghosh</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



















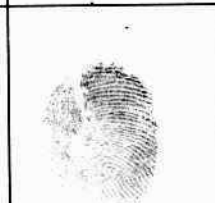









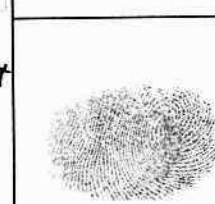


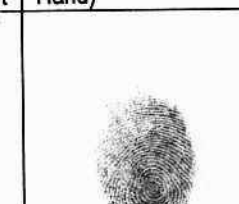



**Additional District Sub-Registry  
New Town, North 24 Pergamun**

1 JUL 2014



# SPECIMEN FORM TEN FINGER PRINTS



































Sl. No.	Signature of the executants and/or purchaser Presentants					
	 Karbick Chandra Ghosh					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 উর্বশী রানী ঘোষ					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 বিনয় ঘোষ					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



**Additional District Sub-Registrar  
New Town, North 24 Parganas**

19 JUL 2014

## SPECIMEN FORM TEN FINGER PRINTS

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



**Additional District Sub-Registrar  
New Town, North 24 Parganas**

**11 1 JUL 2014**



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

**Endorsement For Deed Number : I - 08046 of 2014**  
**(Serial No. 08764 of 2014 and Query No. 1523L000014018 of 2014)**

**On 11/07/2014**

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

Presented for registration at 21.30 hrs on :11/07/2014, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 11/07/2014 by

1. Shyamaprasad Ghosh, son of Shib Chandra Ghosh , Kalaberia, Rajarhat Bishnupur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
2. Arabinda Ghosh Alias Arobinda Ghosh, son of Shib Chandra Ghosh , Kalaberia, Rajarhat Bishnupur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
3. Kartick Chandra Ghosh, son of Shib Chandra Ghosh , Kalaberia, Rajarhat Bishnupur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
4. Chabi Rani Ghosh Alias Chabi Ghosh, wife of Shankar Ghosh , Baraberi Ghosh Para, Rajarhat Gopalpur, Kolkata, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Hindu, By Profession : Others
5. Minati Ghosh Alias Minoti Ghosh, wife of Lt. Nripendra Nath Ghosh , Choto Chandpur, Rajarhat Gopalpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
6. Ranu Bala Ghosh Alias Manu Ghosh, wife of Sufal Ghosh , Mrigala Librari Para, Lalbaba Road, Rabindranagar, Dankuni, Thana:-Dunkuni, District:-Hooghly, WEST BENGAL, India, Pin :-712311, By Caste Hindu, By Profession : Others
7. Nupur Ghosh, wife of Parthaprotim Ghosh , Beloharia, 61, P C Banerjee Road, Dakhineswar, Kolkata, Thana:-Belgharia, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700076, By Caste Hindu, By Profession : Others
8. Anirban Bhattacharya  
Authorized Signatory, Basudev Housing Pvt. Ltd., 1st Floor, 111 , Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
, By Profession : Others

Identified By Nizam Uddin Molla, son of Lt. M Molla, Mahammadpur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

( Debasish Dhar )  
Additional District Sub-Registrar

**On 16/07/2014**

16 JUL 2014

*(Signature)*  
Additional District Sub-Registrar  
Kolkata, New Town, North 24 Parganas

( Debasish Dhar )  
Additional District Sub-Registrar





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

Endorsement For Deed Number : I - 08046 of 2014  
(Serial No. 08764 of 2014 and Query No. 1523L000014018 of 2014)

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount by Draft

Rs. 23345/- is paid , by the draft number 847589, Draft Date 15/07/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 16/07/2014

( Under Article : A(1) = 23331/- ,E = 14/- on 16/07/2014 )

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

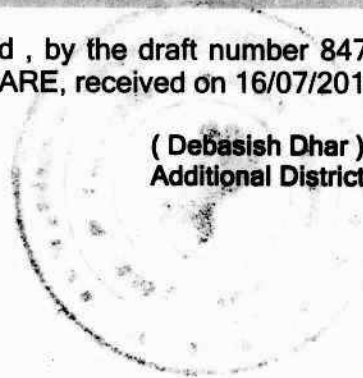
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-21,21,212/-

Certified that the required stamp duty of this document is Rs.- 106081 /- and the Stamp duty paid as: Impresive Rs.- 10/-

**Deficit stamp duty**

Deficit stamp duty Rs. 106081/- is paid , by the draft number 847588, Draft Date 15/07/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 16/07/2014

( Debasish Dhar )  
Additional District Sub-Registrar



16 JUL 2014  
Additional District Sub-Registrar  
New Town, North 24 Parganas  
( Debasish Dhar )  
Additional District Sub-Registrar







**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I  
CD Volume number 13  
Page from 1381 to 1399  
being No 08046 for the year 2014.**



**(Debasish Dhar) 16-July-2014  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal**



Dated this 11<sup>th</sup> day of July, 2014

**Between**

**Shyamaprasad Ghosh & Ors.  
... Vendors**

**And**

**Basudev Housing Private Limited  
... Purchaser**

**CONVEYANCE**

**7 (seven) Decimal  
Portion of  
R.S./L.R. Dag No.492  
Mouza Bhatenda  
Police Station Rajarhat  
District North 24 Parganas**

**Saha & Ray**  
Advocates  
3A/1, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001